



## Lenamore, Manor Avenue, Scarborough, YO12 5JR

### Guide Price £180,000

Situated on the highly sought-after Manor Avenue, this three-bedroom semi-detached home enjoys a fantastic location close to local schools, the town centre, a nearby park, and Scarborough Hospital. The convenient setting makes it an ideal choice for families, professionals, or anyone looking for easy access to amenities.

The property itself offers well-proportioned accommodation throughout, including two reception rooms providing flexible living and dining space, along with a fitted kitchen. Upstairs, there are three bedrooms and a family bathroom. Outside, the home benefits from off-road parking and a rear hard garden, perfect for outdoor enjoyment.

This property presents an excellent opportunity for buyers seeking a spacious home in a prime location. Early viewing is highly recommended – contact our friendly sales team on 01723 350077 to arrange your visit

## Front Entrance

### Porch

### Hallway

**Lounge 14'4" x 12'8" (4.38 x 3.88)**

**Dining Room 12'8" x 12'3" (3.88 x 3.74)**

**Kitchen 9'1" x 6'5" (2.78 x 1.98)**

**Bedroom 1 12'6" x 12'1" (3.83 x 3.70)**

**Bedroom 2 12'3" x 10'8" (3.74 x 3.26)**

**Bedroom 3 7'1" x 6'7" (2.16 x 2.03)**

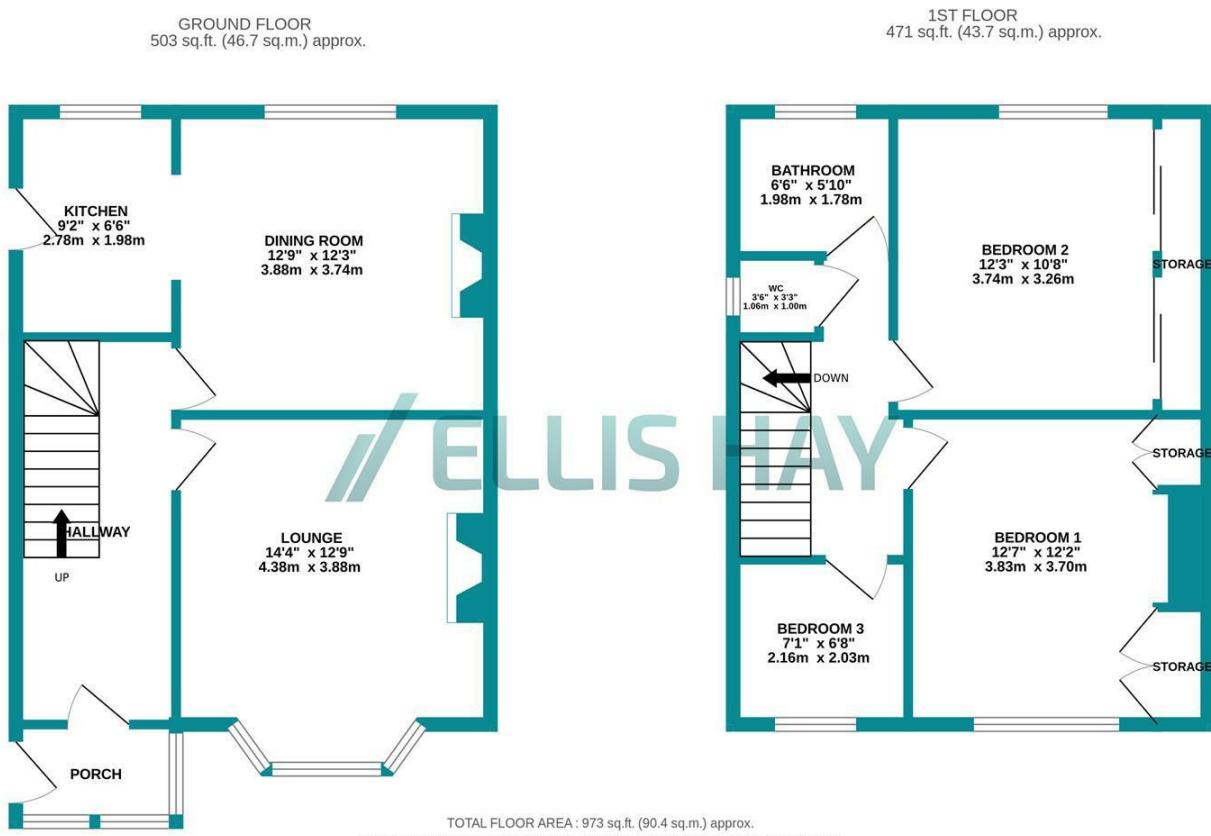
**Bathroom 6'5" x 5'10" (1.98 x 1.78)**

**W.C 3'5" x 3'3" (1.06 x 1.00)**

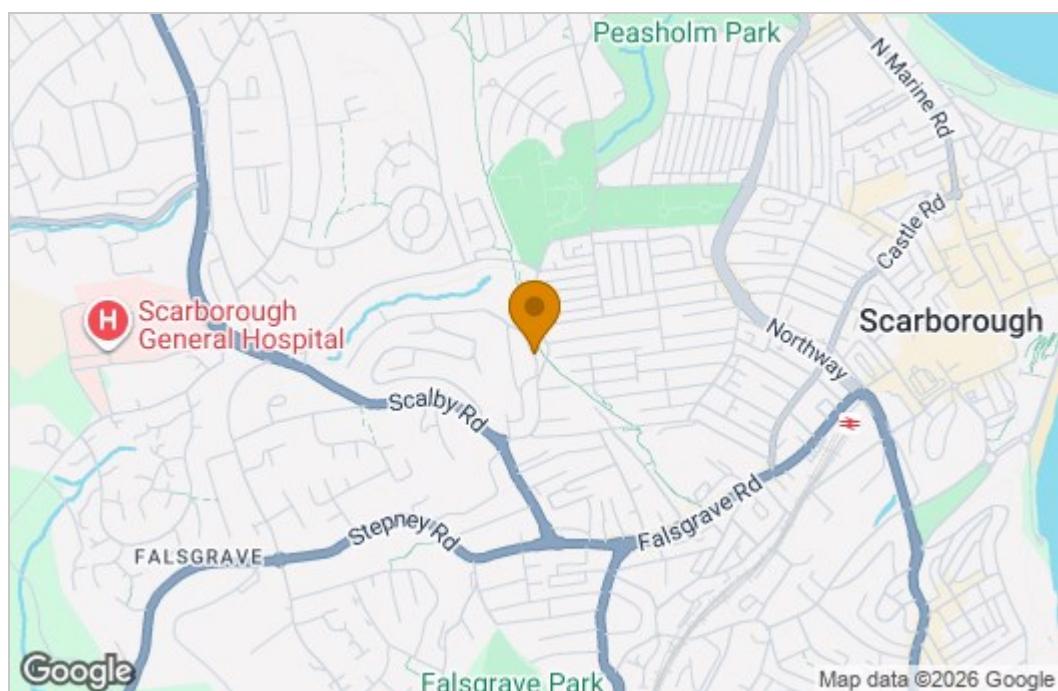
### Outside

With driveway to the side, lawned area at the front, covered car port and hard landscaped garden at the rear.

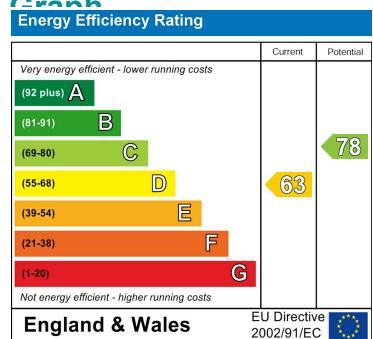
## Floor Plan



## Area Map



## Energy Efficiency Graph



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