



**36 Eighth Avenue, Bridlington, YO15 2NA**

**Price Guide £275,000**

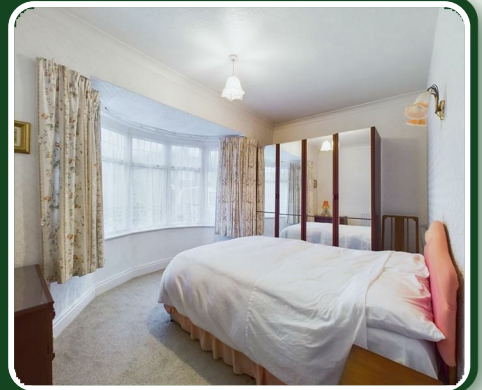




# 36 Eighth Avenue

Bridlington, YO15 2NA

## Price Guide £275,000



Welcome to the desirable area of Eighth Avenue, Bridlington, a well presented two bedroom semi-detached bungalow offering spacious living accommodation.

One of the standout features of this bungalow is the inviting garden room, which overlooks a stunning garden, creating a serene atmosphere for enjoying the outdoors.

Situated in a prime location on 'The Avenues', residents can take advantage of the picturesque cliff-top walks leading to Sewerby, as well as the proximity to the beautiful North Beach and the promenade. The town centre is just a short distance away, offering a variety of shops, cafes, and local amenities to cater to all your needs.

With no ongoing chain, this property presents an excellent opportunity for buyers looking to settle in a picturesque coastal town. Whether you are seeking a permanent residence or a holiday retreat, this bungalow is sure to impress with its spacious living accommodation and prime location. Do not miss the chance to make this delightful property your new home.

### Entrance:

Upvc double glazed door into inner lobby, tiled floor and part wall tiled. Door into a spacious inner hall, central heating radiator.

### Lounge:

17'3" x 12'9" (5.27m x 3.89m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window, central heating radiator and double doors into the dining room.

### Dining room:

12'8" x 11'9" (3.87m x 3.59m)

A rear facing room, inset gas fire in a marble surround, central heating radiator and upvc double glazed patio doors into the garden room.

### Kitchen:

14'7" x 6'4" (4.47m x 1.94m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Plumbing for dishwasher, gas boiler, upvc double glazed window and central heating radiator.

### Garden room:

20'1" x 11'11" (6.14m x 3.64m)

A spacious third reception room over looking the beautiful garden, tiled floor, central heating radiator and double doors onto the garden.

### Bedroom:

12'7" x 7'6" (3.86m x 2.29m)

A front facing double room, built in storage cupboard with central heating radiator, upvc double glazed bay window and central heating radiator.

### Bedroom:

11'3" x 8'11" (3.44m x 2.74m)

A rear facing double room, built in mirrored sliding wardrobes, built in storage cupboard, upvc double glazed window and central heating radiator.

### Bathroom:

7'1" x 6'9" (2.17m x 2.08m)

Comprises large shower cubicle with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, shaver socket, upvc double glazed window, central heating radiator and chrome ladder radiator.

### Utility area:

Plumbing for washing machine, part wall tiled, central heating radiator, upvc double glazed window and staircase to occasional/loft room.

### First floor:

#### Occasional/Loft room:

19'1" x 11'7" (5.84m x 3.54m)

A spacious rear facing room, built in storage cupboards, access to the eaves for storage, velux window and central heating radiator.

#### Exterior:

To the front of the property is a walled paved garden area with borders of shrubs and bushes. To the side elevation is a private driveway leading to the garage.

#### Garden:

To the rear of the property is a stunning established garden. Paved patio, lawn, pebbled areas with well stocked borders of a variety of trees, shrubs and bushes.

### Notes:

Council tax band: C

### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

### General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.

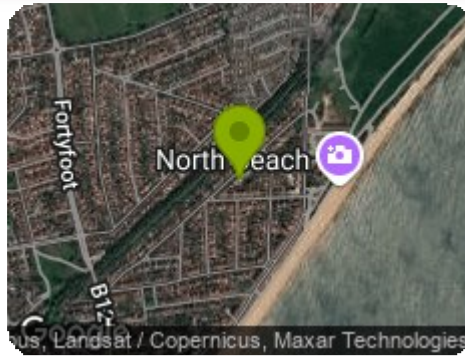
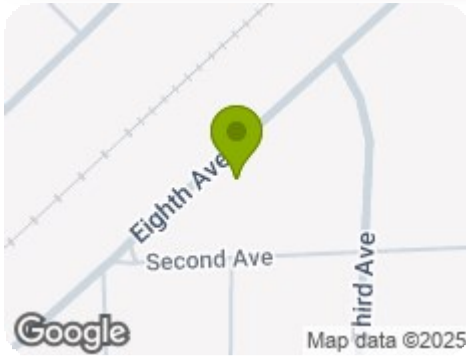




Road Map

Hybrid Map

Terrain Map



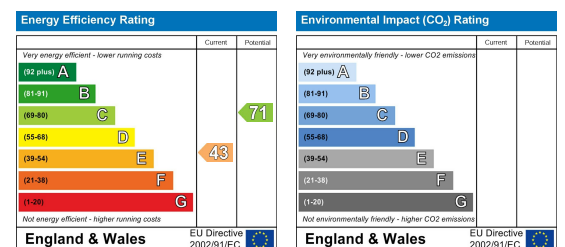
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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