



1 Marton Avenue, Bridlington, YO16 7DT

Price Guide £129,000



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Welcome to Marton Avenue in the coastal town of Bridlington, this end-terrace house presents an excellent opportunity for first-time buyers.

The property has been well maintained and is in walk-in condition, allowing you to settle in with ease.

The home features a comfortable reception room, kitchen, two double bedrooms and bathroom.

Located just off Marton Road and Sewerby Road offering easy access to local shops, schools, and bus routes, making it ideal for those who appreciate convenience.

Don't miss the chance to make this lovely property your own.

Entrance:

Composite door into inner hall, central heating radiator.

Lounge:

15'1" x 10'8" (4.60m x 3.26m)

A front facing room, wall mounted electric fire, understairs storage cupboard, upvc double glazed bay window and central heating radiator.

Kitchen:

15'3" x 7'4" (4.66m x 2.26m)

Fitted with a range of base and wall units, pantry, stainless steel sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, gas combi boiler fitted 2023, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

First floor:

Bedroom:

15'6" x 12'5" (4.73m x 3.80m)

A spacious front facing double room, three upvc double glazed windows and central heating radiator.

Bedroom:

10'2" x 8'6" (3.11m x 2.60m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

7'2" x 6'5" (2.20m x 1.97m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden.

Garden:

To the rear of the property is a fenced garden. Patio to lawn with borders of shrubs and bushes. Brick built outbuilding.

Notes:

Council tax band: A

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



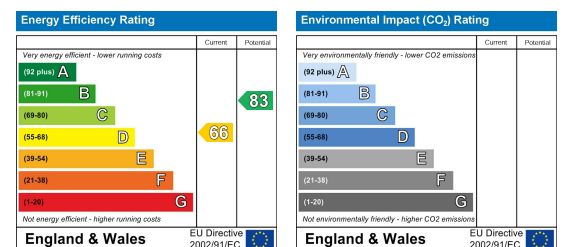
Floor Plan



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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