



155 Marton Road, Bridlington, YO16 7DJ

Price Guide £197,000



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Welcome to Marton Road in the coastal town of Bridlington. This semi-detached bungalow presents an excellent opportunity for those looking to downsize without compromising on comfort.

The property features a well-proportioned reception room plus a conservatory offering ample space for relaxation and entertaining.

The heart of the home is undoubtedly the contemporary kitchen, designed to meet the needs of today's lifestyle.

With two bedrooms provide a peaceful retreat, while the modern bathroom ensures convenience.

Set on a generous plot, the bungalow benefits from private parking and a garage, making it practical for everyday living.

Situated in a popular residential area on the North side of Bridlington, this property is conveniently located near a parade of shops. Residents will appreciate the proximity to essential amenities, including the Co-op supermarket, the renowned 149 fish shop, a chemist, and a hair salon, all just a short stroll away.

If you are looking to enjoy the coastal town of Bridlington, this property is sure to impress.

Entrance:

Upvc double glazed door into inner lobby. Door into inner hall, central heating radiator.

Lounge:

12'4" x 11'3" (3.76m x 3.45m)

A front facing room, electric fire with tiled surround, upvc double glazed window and central heating radiator.

Kitchen/diner:

13'2" x 7'1" (4.03m x 2.17m)

Fitted with a range of modern base and wall units, sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space for a fridge/freezer, gas combi boiler, built in storage cupboard, three upvc double glazed windows, two central heating radiators and upvc double glazed door into in the conservatory.

Upvc conservatory:

5'10" x 4'0" (1.78m x 1.22m)

Over looking the garden.

Bedroom:

11'10" x 8'10" (3.61m x 2.70m)

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

Bedroom:

11'9" x 11'4" (3.60m x 3.46m)

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

Bathroom:

8'9" x 5'9" (2.68m x 1.77m)

Comprises a modern suite, walk in shower with plumbed in shower,, wc and wash hand basin with vanity unit. Wall panelling, extractor upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a good size low maintenance pebbled garden.

Garden:

To the rear of the property is a private, enclosed garden. Paved patio leading to lawn. Gated access provides a connection to the paved parking area.

Garage:

The garage is situated in a private compound to the rear of the property.

Notes:

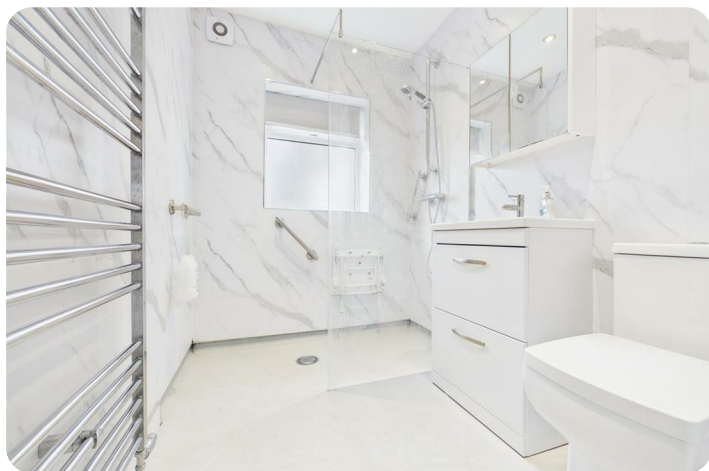
Council tax band: B

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.



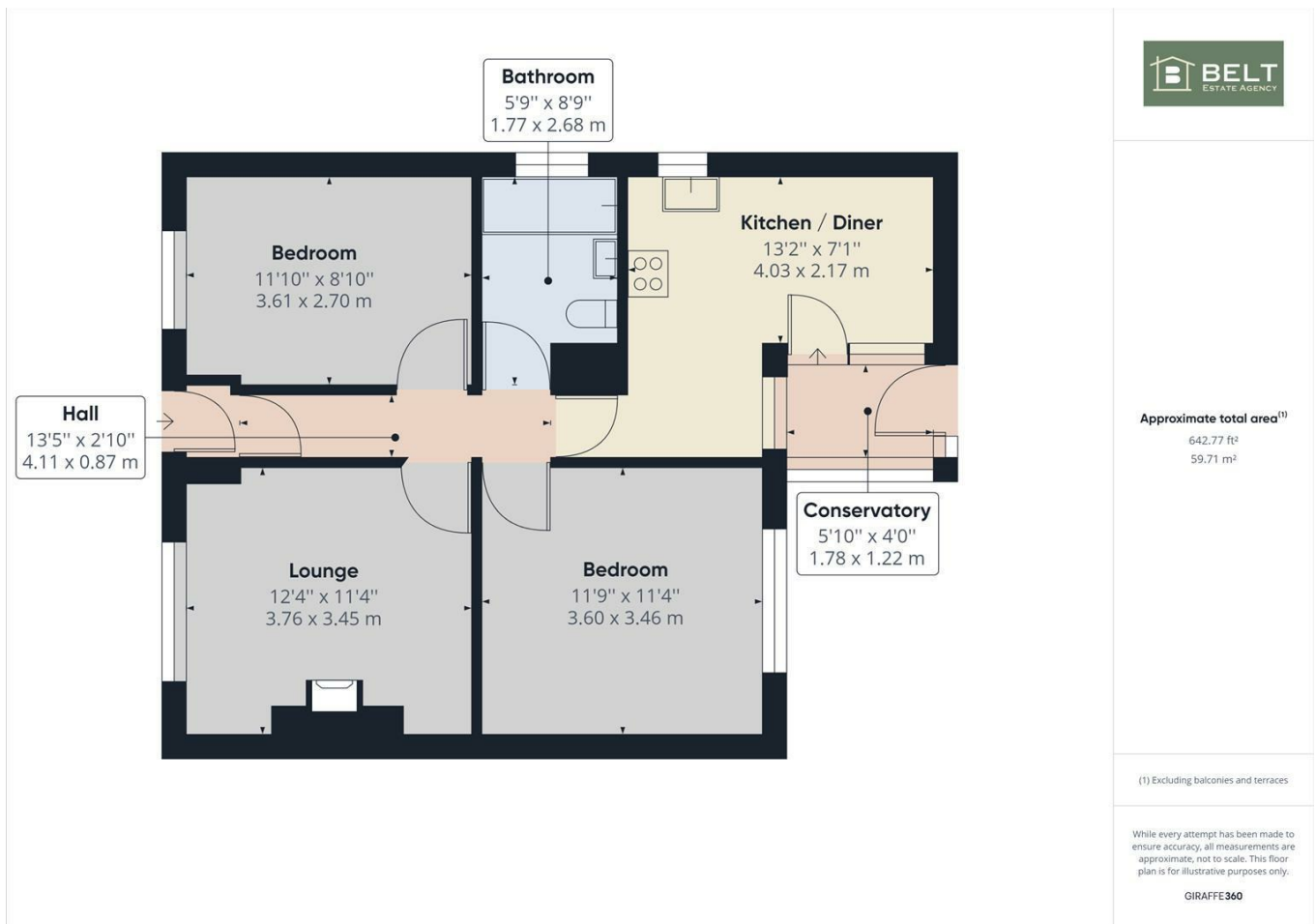
Road Map

Hybrid Map

Terrain Map



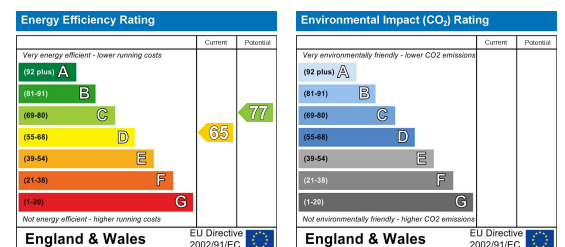
Floor Plan



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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