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35 Blackburn Avenue, Bridlington, YO15 2ER

Price Guide £120,000

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35 Blackburn Avenue

Bridlington, YO15 2ER

Price Guide £120,000

Welcome to Blackburn Avenue in the coastal town of Bridlington. This mid-terrace house presents an exciting opportunity for those seeking a spacious family home or a lucrative investment.
The house is in need of a full renovation and has vast potential. The layout provides a blank canvas, making it an ideal project for those with a vision.
Boasting six generously sized bedrooms and three reception rooms, this property offers ample space for comfortable living and entertaining.
The three bathrooms add convenience for larger families or guests, ensuring that everyone has their own space.
Situated conveniently close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants. The stunning beaches that Bridlington is famous for are just a short distance away, perfect for leisurely strolls or family outings.
Whether you are looking to invest or seeking a new family home, this property on Blackburn Avenue is brimming with potential.

Entrance:

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

Lounge:

14'11" x 12'9" (4.57m x 3.89m)
A front facing room, log burning stove with stone surround, upvc double glazed bay window and central heating radiator.

Dining room:

17'5" x 12'4" (5.33m x 3.76m)
A rear facing room, central heating radiator and upvc double glazed patio doors onto the rear yard.

Sitting room:

18'3" x 10'9" (5.58m x 3.28m)
A side facing room, log burning stove with brick surround, understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear yard.

Kitchen:

9'8" x 9'4" (2.97m x 2.86m)
Fitted base and wall units, one and a half sink unit, electric oven, gas hob with extractor over. Full wall tiled, floor tiled, plumbing for dishwasher, gas combi boiler and upvc double glazed window.

First floor:

Bedroom:

17'6" x 12'3" (5.34m x 3.75m)
A front facing double room, period fireplace, two upvc double glazed windows and central heating radiator.

Bedroom:

12'3" x 11'4" (3.74m x 3.46m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

10'5" x 8'9" (3.18m x 2.69m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

7'10" x 5'5" (2.41m x 1.67m)
Plumbing for a bathroom.

Second floor:

Central heating radiator.

Bedroom:

12'2" x 10'5" (3.73m x 3.18m)
A front facing double room, velux window and central heating radiator.

En-suite:

12'4" x 3'10" (3.76m x 1.18m)

Comprises shower cubicle with plumbed shower, wc, wash hand basin, part wall tiled and central heating radiator.

Bedroom:

12'4" x 10'1" (3.77m x 3.09m)

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

Bedroom:

10'4" 9'7" (3.17m 2.93m)

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

Bathroom:

7'2" x 6'11" (2.20m x 2.13m)

Comprises bath, wc, wash hand basin, velux window and central heating radiator.

Exterior:

To the rear of the property is a enclosed yard.

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.

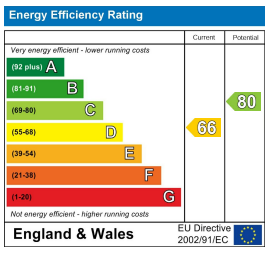
Road Map | Hybrid Map | Terrain Map

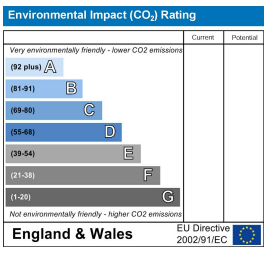
Floor Plan

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





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