



19 Marton Avenue, Bridlington, YO16 7DT

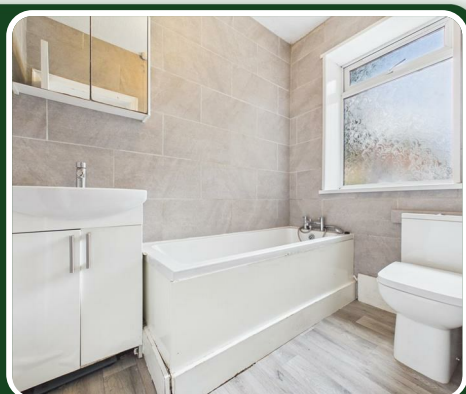
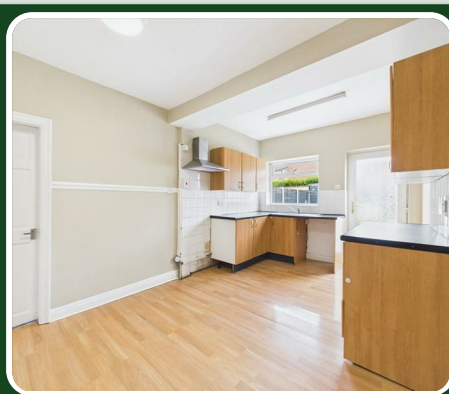
Price Guide £120,000



19 Marton Avenue

Bridlington, YO16 7DT

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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 or investors.

The property features three well-proportioned bedrooms, bathroom, kitchen/diner and a comfortable reception room.

The blank canvas interior invites you to personalise the space to reflect your unique style and preferences.

Situated just off Marton Road and Sewerby Road, the location provides easy access to a variety of local shops, schools, and bus routes, making it an ideal spot for families.

The absence of an ongoing chain simplifies the buying process, allowing for a smoother transition into your new home.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home on Marton Avenue is an excellent choice. Don't miss the chance to make it your own.

Entrance:

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

Lounge:

15'3" x 10'8" (4.66m x 3.27m)

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

Kitchen/diner:

15'4" x 9'11" (4.68m x 3.04m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, extractor, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bathroom:

7'3" x 4'11" (2.21m x 1.52m)

Comprises bath with shower attachment, wc, wash hand basin with vanity unit, full wall tiled, upvc double glazed window and ladder radiator.

First floor:

Upvc double glazed window.

Bedroom:

15'8" x 12'7" (4.79m x 3.85m)

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

Bedroom:

10'3" x 8'11" (3.14m x 2.73m)

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

Bedroom:

7'4" x 6'5" (2.26m x 1.96m)

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

Exterior:

To the front of the property is a small walled garden.
To the rear of the property is a enclosed garden, paved patio to artificial and access to the garage.

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



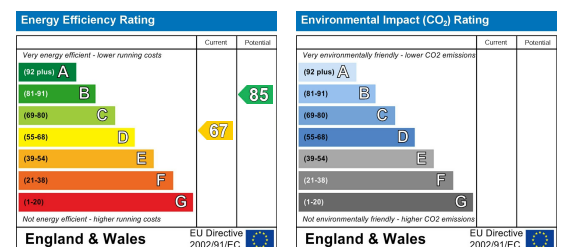
Floor Plan



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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