

Flat - Blackburn Avenue, Bridlington



1st / 2nd Floor Apartment
Excellent Condition Throughout
Three Bedrooms
Lounge
Modern Fitted Kitchen
Bathroom/WC

UPVC Double Glazed Windows
Gas Central Heating
Close to Town Centre and Local Amenities
Freehold Tenure
No Onward Chain

Offers Based on
£109,950



Independent Estate Agents

34 Quay Road
Bridlington, YO15 2AP
Tel: 01262 424274
Fax: 01262 403071

www.HomefinderLtd.co.uk

PROPERTY SPECIFICATION

FLAT 2, 23 BLACKBURN AVENUE, BRIDLINGTON.

LOCATION	Situated close to the town centre with all its facilities and amenities including The Promenades shopping centre and a variety of bars and restaurants; the flat is also within walking distance of the North and South beaches, harbour area and the newly renovated Spa Complex.
PROPERTY	This first and second floor flat, which is presented in a good standard of neutral decor throughout, benefits from UPVC double glazed windows and gas central heating. Carpets are included in the sale price.
COMMUNAL ENTRANCE	With wood effect vinyl flooring, private doorway and staircase leading to Flat 2.
FIRST FLOOR	
HALLWAY	With doors off to all rooms and staircase leading to second floor.
KITCHEN	9'10" x 8'11" (3.00m x 2.72m) Fitted with a range of modern wall mounted and base level units with worktops over, stainless steel sink and drainer, built-in stainless steel gas cooker and hob, extractor hood, low level 'Kickspace' heater, plumbed for automatic washing machine, tile effect flooring, rear and side facing UPVC double glazed windows.
BEDROOM 1	12'8" x 11'0" (3.86m x 3.35m) With rear facing UPVC double glazed window, radiator and built-in wardrobes.
LOUNGE	16'9" x 15'10" (into bay) (5.11m x 4.83m) With two front facing UPVC double glazed windows, one being a walk-in bay, stone effect feature fire surround with marble hearth and inset, living flame effect gas fire, radiator, television point.
HALF LANDING	With roof window and door to:
BATHROOM	13'4" x 8'7" (4.06m x 2.61m) With rear facing UPVC double glazed window and tiled to water sensitive areas, fitted with white 3 piece suite comprising panelled bath with shower from mixer taps and shower screen, wash hand basin and low flush WC, radiator, stylish UPVC clad ceiling and wall mounted 'Gloworm' multipoint central heating and hot water boiler.
WC	With side facing UPVC double glazed window and tile effect flooring.
SECOND FLOOR	With gallery rail, dado rail to walls, roof void hatch.
BEDROOM 2	16'4" (max) x 12'7" (4.98m x 3.84m) With front facing UPVC double glazed window, radiator, eaves sloping roof.
BEDROOM 3	12'8" x 10'10" (3.86m x 3.30m) With timber framed double glazed velux window, radiator and eaves sloping roof.
TENURE	Freehold with a Deed of Covenant.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band A.
VIEWING	By appointment through the sole selling agents – Homefinder of Bridlington Limited.

NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.