

Marshall Avenue, Bridlington



3 Storey Town House

Eight Bedrooms

Spacious Lounge

Dining Room

Fitted Kitchen

Utility Room

Bathroom

Separate WC

Part UPVC Double Glazing

Gas Central Heating

Private Rear Yard

Close to Town Centre

**In Need of Modernisation
& Cosmetic Improvement**

Offers Based On

£129,950



**Independent
Estate Agents**

34 Quay Road
Bridlington, YO15 2AP

Tel: 01262 424274

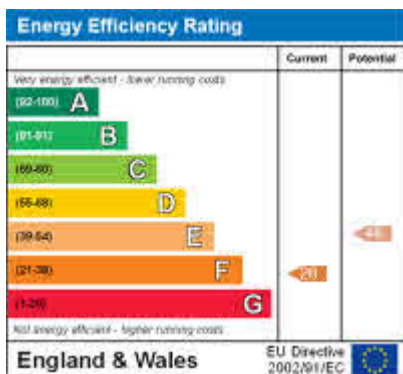
Fax: 01262 403071

www.HomefinderLtd.co.uk

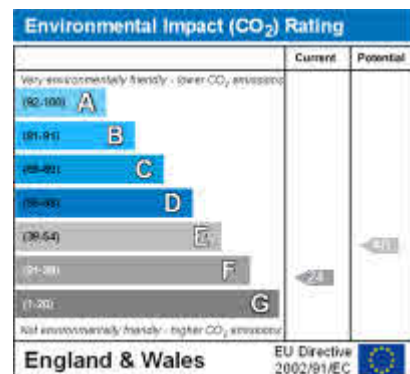
PROPERTY SPECIFICATION

9 Marshall Avenue, Bridlington, YO15 2DT

LOCATION	Situated in the town centre and within easy walking distance of shops and amenities. The harbour and seafront are also in close proximity. A regular bus route provides access around and out of Bridlington.
PROPERTY	This terraced property is ideal for future use as Bed & Breakfast or Holiday accommodation, as many rooms have plumbing/washing facilities or kitchenette areas, or as a substantial family home. It is in need of significant internal improvements, but as it is priced at around £30,000 less than other properties in this area it represents an ideal opportunity for anyone who is capable of making the modifications.
ENTRANCE HALL	Understairs cupboard with utility meter, radiator.
LOUNGE	12'10" X 13'10" (3.9m x 4.2m). Timber fire surround with gas fire. Open square arch to Dining Room.
DINING ROOM	12'10" X 11'5" (3.9m x 3.5m). Rear facing timber sash window, radiator.
KITCHEN	13'0" X 12'8" (4.0m x 3.9m). Side facing UPVC window, laminate flooring, wall and base units with fitted worktops and tiled splash backs. Vestibule with door leading to a large walk in pantry.
UTILITY ROOM	7'2" X 10'9"(2.2m x 3.3m). Side facing timber window, ½ tiled, requires repair to roof light window, fitted base unit with stainless steel sink, ideal Mexico boiler which requires overhaul, exit door to rear yard.
FIRST FLOOR LANDING	Radiator.
BEDROOM 1	12'6" X 8'3"(3.8m x 2.5m). Rear facing timber sash window, sink and vanity unit with tile surround.
BEDROOM 2	14'4" X 12'8" (4.4m x 3.9m). Rear facing timber sash window, radiator.
BEDROOM 3	15'8" X 14'2"(4.8m x 4.3m). Front facing UPVC bay window, shower cubicle, radiator.
BEDROOM 4	9'0" X 8'0"(2.7m x 2.4m). Radiator.
BATHROOM	9'5" X 5'0"(2.9m x 1.5m). ½ tiled, newly fitted 3 piece suite including, whirlpool bath, low flush WC and pedestal sink, radiator.
SEPARATE WC	6'0" X 3'0"(1.8m x 0.9m). With fitted low flush W.C.
SECOND FLOOR LANDING	Radiator.
BEDROOM 1	17'0" X 7'7"(5.2m x 2.3m). Attic room with timber dormer windows, radiator.
BEDROOM 2	12'8" X 9'0"(3.9m x 2.7m). Rear facing timber dormer window, shower room en-suite consisting of shower, low flush WC and vanity unit.
BEDROOM 3	13'2" X 12'10"(4.0m x 3.9m). Front facing UPVC dormer window, radiator.
BEDROOM 4/KITCHEN	9'3" X 8'7"(2.8m x 2.6m). Front facing UPVC dormer window.
REAR YARD	Small enclosed rear concreted courtyard with access only from the properties utility room.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	TBC
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



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.