

Medina Avenue, Bridlington



Three Storey Terraced House
Two Bedrooms
Lounge
Separate Dining Room
Modern Kitchen
1st Floor Bathroom/WC

1st Floor Study
Gas Central Heating
Majority UPVC Double Glazing
Rear Yard Area
Partially Modernised
Ideal For Investment Buyer

Offers Based on
£97,000



**Independent
Estate Agents**

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PROPERTY SPECIFICATION

18 MEDINA AVENUE, BRIDLINGTON

LOCATION	Situated in a popular residential area off Quay Road, within walking distance of the town centre and with a variety of local shops in close proximity. Local schools are also within easy walking distance.
PROPERTY	This three storey two bedroomed property benefits from gas central heating and UPVC double glazing. The property is in need of some further cosmetic improvements and would be ideal for a first time or investment buyer.
ENTRANCE HALL	With UPVC double glazed entrance door, laminate flooring, dado rail, radiator.
LOUNGE	14'8'' x 10'5'' (4.47m x 3.18m) With free standing fire and unfitted surround, picture rail, laminate flooring, front facing UPVC double glazed bay window, radiator.
DINING ROOM	11'5'' x 10'6'' (3.48m x 3.20m) With electric fire and wooden fire surround, dado rail, laminate flooring, radiator, front facing UPVC double glazed window.
KITCHEN	9'7'' X 6'4'' (2.92m x 1.93m) Partly refurbished with side facing UPVC double glazed window, "Vokera Excell" central heating and hot water combination boiler, plumbing for automatic washing machine, understairs storage cupboard, UPVC double glazed door leading to rear yard area.
HALF LANDING	With rear facing UPVC double glazed window, dado rail, radiator.
FIRST FLOOR	
BEDROOM 1	14'1'' x 12'7'' (4.29m x 3.84m) With front facing UPVC double glazed window, radiator.
BATHROOM/WC	7'11 x 5'4'' (2.41m x 1.63m) Fitted three piece suite comprising bath, hand wash basin and low flush WC, half tiled to water sensitive areas, rear facing UPVC double glazed window, door leading to:
STUDY/STORAGE ROOM	7'10'' x 6'6'' (2.39m x 1.98m)
SECOND FLOOR LANDING	
BEDROOM 2	19'8'' (maximum) x 12'11'' (5.99m x 3.94m) With timber framed front facing domer window, radiator, rear facing eaves sloping velux window.
EXTERIOR	
REAR YARD AREA	Paved patio area, brick built storage shed, shared access to side passageway
FRONT	Walled and gated with small yard area.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	TBC
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.

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.