

Midway Avenue, Bridlington



**Semi Detached House
Three Bedrooms
Lounge
Dining Room
Modern Fully Fitted Kitchen**

**Modern Bathroom/WC
Gas Central Heating
Full UPVC Double Glazing
Private Enclosed Rear Garden
Driveway**

Offers Based on

£134,950



**Independent
Estate Agents**

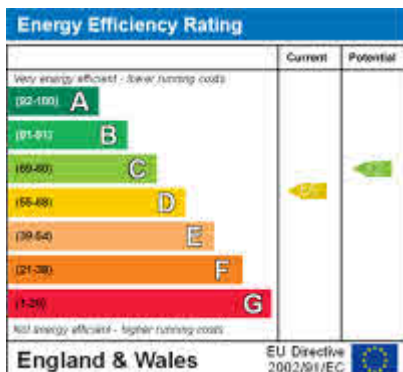
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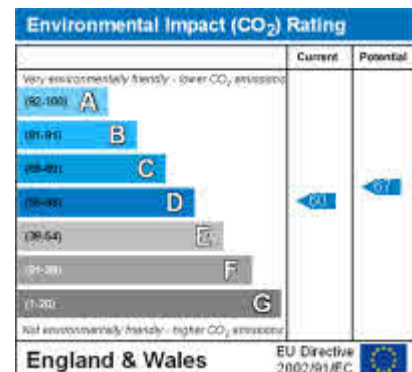
PROPERTY SPECIFICATION

31 Midway Avenue, Bridlington, East Yorkshire, Y016 4NU

LOCATION	Situated within walking distance of the town centre. Nearby amenities include local shops, supermarkets, school and doctors surgery.
PROPERTY	Three bedroomed semi-detached house, fully modernised, benefitting from gas central heating and full UPVC double glazing.
ENTRANCE	UPVC double glazed door with decorative side UPVC glazed panel and decorative windows.
HALLWAY	Laminate flooring, coving to ceiling, radiator, two under stairs cupboards, door to rear dining room.
LOUNGE	12'7" x 15'8" (3.84m x 4.78m). Front facing UPVC double glazed leaded light bay window with blind, two wall lights, wood fire surround with cast iron and solid marble inset and hearth, electric fire, laminate flooring, picture rail, coving to ceiling, radiator, double opening doors to dining room.
DINING ROOM	13'5" x 13'4" (4.09m x 3.76m). Rear facing UPVC double glazed window with blind, two wall lights, wall mounted stylish electric fire, coving to ceiling, radiator, arched opening to kitchen.
KITCHEN	7'9" x 13" (2.36m x 3.96m). Rear facing and side facing UPVC double glazed windows with blinds, fully tiled, 'Flavel Milano 100' cooking range with extractor fan, 'glow worm micron' boiler, and washing machine included, half glazed UPVC door to rear garden.
FIRST FLOOR	
LANDING	Side facing UPVC decorative window with lead lighting, gallery rail, laminate flooring.
BEDROOM 1	12'7" x 12'11 (3.84m x 3.94m). Front facing UPVC double glazed window with blind, laminate flooring, coving to ceiling, radiator.
BEDROOM 2	13'6" x 13'10" (4.11m x 4.22m). Rear facing UPVC double glazed window with blind, laminate flooring, coving to ceiling, radiator.
BEDROOM 3	7'10" x 9'3" (2.39m x 2.82m). Front facing UPVC double glazed window with blind, laminate flooring, coving to ceiling, radiator.
BATHROOM	9'3" x 6'3" (2.82m x 1.91m). Rear facing and side facing UPVC double glazed windows with blinds, fully tiled, heated towel rail, W.C, hand wash basin and Jacuzzi corner bath in white with mixer shower.
EXTERIOR	
FRONT	Driveway for two vehicles, decorative stone borders with trees, gate to rear garden.
REAR GARDEN	Lawned, patio and decked areas, outside tap, security light, wood panel surround, brick built shed, side gate to front access.
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.