

# Trentham Close, Bridlington



**Semi Detached Bungalow**  
**Superb Condition**  
**Two Bedrooms**  
**Lounge**  
**Modern Fitted Kitchen**

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

Offers Based on

**£119,950**



**Independent  
Estate Agents**

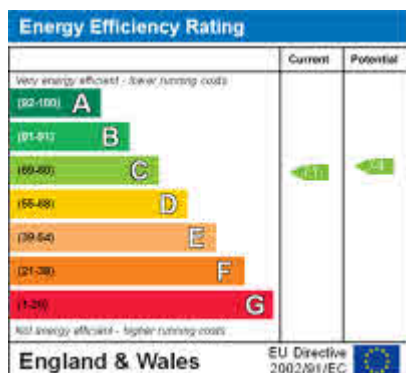
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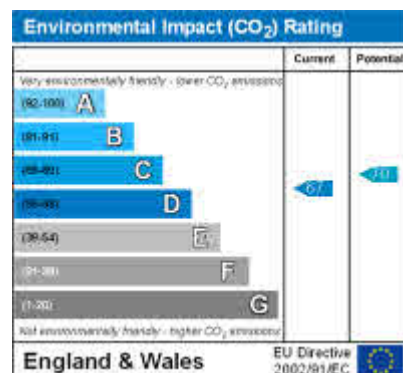
# PROPERTY SPECIFICATION

## 2, TRENTHAM CLOSE, BRIDLINGTON

<b>LOCATION</b>	Situated towards the Northern outskirts of Bridlington, on a very popular residential area off Bempton lane. Local shops and facilities are located nearby and a regular bus service provides town centre access.
<b>PROPERTY</b>	This modern two bedroomed semi detached bungalow is in superb condition throughout and benefits from full UPVC double glazing, gas central heating, front and rear gardens.
<b>ENTRANCE HALL</b>	With UPVC double glazed entrance door and glazed side panels, walk-in storage cupboard housing with new "Riva" central heating and hot water combination boiler, laminate flooring.
<b>KITCHEN</b>	8'8'' x 8'6'' (2.64m x 2.59m) Fitted modern wall mounted and base level units with worktops over, tiled to water sensitive areas, plumbing for automatic washing machine, coving to ceiling, ceiling fan with light, tile effect flooring, side facing UPVC double glazed window, side facing UPVC double glazed door leading to driveway
<b>LOUNGE</b>	17'6'' x 9'8'' (5.33m x 2.95) With wooden fire surround and gas fire with marble effect inset and hearth, coving to ceiling, front facing UPVC double glazed window, radiator, laminate flooring.
<b>INNER HALLWAY</b>	With roof void access hatch, storage cupboard.
<b>BEDROOM 1</b>	12'1'' x 9'9'' (3.68m x 2.97m) With rear facing UPVC double glazed window, built-in wardrobes with sliding glass doors, coving to ceiling, radiator.
<b>BEDROOM 2</b>	9'6'' x 7'11'' (2.90m x 2.41m) With rear facing UPVC double glazed window, coving to ceiling, radiator.
<b>BATHROOM</b>	7'8'' x 5'4'' (2.34m x 1.63m) Fully tiled with three piece suite comprising bath with "Triton" shower and screen, pedestal hand wash basin, low flush WC, coving to ceiling, side facing UPVC double glazed window, tiled flooring.
<b>EXTERIOR</b>	
<b>FRONT</b>	Private enclosed lawned front garden with shrub borders, decorative stoned area, security light.
<b>SIDE</b>	Wooden gates providing access to large driveway with parking for two vehicles.
<b>REAR GARDEN</b>	Private enclosed lawned rear garden with fenced boundaries, flower and shrub borders, 2 garden sheds, modern summerhouse and fishpond.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	Band B.
<b>VIEWING</b>	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.*