

# Trentham Close, Bridlington



**Modern Detached House  
Exceptional Condition  
Throughout  
Three Bedrooms  
Lounge  
Newly Fitted Kitchen/Diner**

**Full UPVC Double Glazing  
Gas Central Heating  
New Bathroom/WC  
Front and Rear Gardens  
Private Driveway  
Popular Residential Location**

Offers Based on  
**£169,500**



**Independent  
Estate Agents**

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# PROPERTY SPECIFICATION

## 30 Trentham Close, Bridlington

<b>LOCATION</b>	Situated towards the Northern outskirts of Bridlington on a popular residential location, local amenities include convenience store, nearby library and supermarket, regular bus service provides town centre access.
<b>PROPERTY</b>	This detached three bedroomed house in our opinion is in exceptional order throughout and internal viewing is highly recommended to appreciate this property, benefits are full UPVC double glazing, gas central heating, fully refurbished to a high standard, front and rear gardens, private driveway with parking for three vehicles.
<b>ENTRANCE HALL</b>	With entrance door, coving to ceiling, radiator, storage cupboard with alarm unit, new neutral carpet, side facing UPVC double glazed window.
<b>LOUNGE</b>	18'0'' x 11'8'' (5.49 x 3.56m) Wall mounted feature gas fire, coving to ceiling, radiator, modern oak flooring, front facing UPVC double glazed bay window, french doors leading to:
<b>KITCHEN/DINER</b>	15'3'' x 14'11 (4.65m x 4.55m) (Altogether) Kitchen measurement 14'11 x 7'7'' (4.55 x 2.31m) Open plan designer kitchen with newly fitted modern wall mounted and base level units with worktops over, tiled to water sensitive areas, Modern electric oven and gas hob with extractor hood over, coving to ceiling, ceiling spot lights, storage cupboard with "Ariston" central heating and hot water combination boiler, rear facing UPVC double glazed window, side facing half glazed door leading to driveway, rear facing aluminium double glazed sliding patio doors leading to rear garden.
<b>FIRST FLOOR LANDING</b>	With side facing UPVC double glazed window, roof void access hatch, coving to ceiling, gallery rail.
<b>BEDROOM 1</b>	15'3'' x 8'9'' ( 4.65m x 2.67m) With front facing UPVC double glazed window, radiator, new neutral carpet.
<b>BEDROOM 2</b>	12'1'' x 8'9'' (3.68m x 2.67m) With rear facing UPVC double glazed window, coving to ceiling, new neutral carpet.
<b>BEDROOM 3</b>	10'3'' x 5'11 (3.12m x 1.80) With front facing UPVC double glazed window, storage cupboard, radiator, new neutral carpet throughout.
<b>BATHROOM/WC</b>	6'1'' x 5'10'' (1.85m x 1.78m) Fully tiled with fitted white three piece suite comprising bath with pedestal hand wash basin, low flush WC, "Reading" electric over bath shower, heated towel rail, laminate flooring, rear facing UPVC double glazed window.
<b>EXTERIOR</b>	
<b>FRONT</b>	Private front garden with fenced boundaries, decorative gravelled area with featured planting areas.
<b>SIDE</b>	Private driveway with parking for three vehicles, leading to rear garden.
<b>REAR GARDEN</b>	Private enclosed rear garden with fenced boundaries, new lawn, flower and shrub borders, decking area, garden shed, exterior water tap.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>COUNCIL TAX</b>	TBC.
<b>VIEWING</b>	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.*