

Westbourne Avenue, Bridlington



Terraced House

Two Bedrooms

Lounge

Fully Fitted Kitchen

Bathroom/Shower/WC

**Full UPVC Double
Glazing**

Rear Courtyard

On Street Parking

Offers Based on

£69,950



**Independent
Estate Agents**

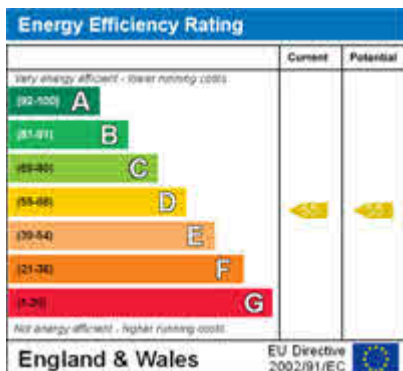
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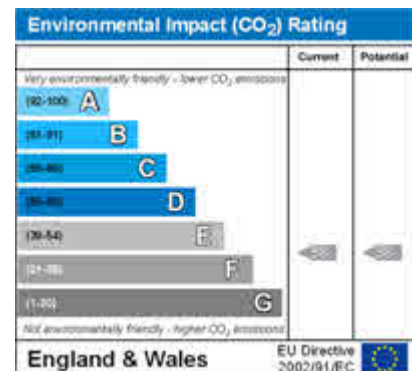
PROPERTY SPECIFICATION

27 Westbourne Avenue, Bridlington, East Yorkshire, YO16 4PD

LOCATION	Situated within walking distance of the town centre. Nearby amenities include local shops, supermarkets, school and doctors surgery
PROPERTY	Two bedroomed terraced house benefitting from full UPVC double glazing.
ENTRANCE	UPVC double glazed front door to Lounge.
LOUNGE	11'9" x 10'9" (3.58m x 3.28m). Front facing UPVC double glazed window, gas fire with tiled surround, wall mounted electric storage heater, coving to ceiling, TV point, wooden double doors to Kitchen.
KITCHEN	10'10"max x 9'4" (3.30m max x 2.84m). Rear facing UPVC double glazed window, modern units, built-in oven with gas hob and extractor fan, tiled to water sensitive areas, laminate floor, understairs cupboard, wall mounter electric storage heater, stairs to upper floor, sliding door to inner vestibule.
INNER VESTIBULE	Side facing UPVC double glazed back door to rear yard, sliding door to Bathroom.
BATHROOM	7'4" x 4'6" (2.24m x 1.37m). Side facing UPVC double glazed window, two piece bathroom suite comprising of hand wash basin and W.C, wall mounted electric storage heater, tiled to water sensitive area, sliding door to Bath Area. Bath Area: 5'10" x 4'5" (1.78m x 1.35m). Side facing UPVC double glazed window, panelled bath with mains 'Aqualisa' shower over, fully tiled.
FIRST FLOOR	
STAIRWAY	Rear facing UPVC double glazed window, wall mounted gas heater.
BEDROOM 1	11'8" x 10'9" (3.56m x 3.28m). Front facing UPVC double glazed window, storage cupboard, coving to ceiling, wall mounted electric storage heater.
BEDROOM 2	9'5" x 9'2" (2.87m x 2.79m). Rear facing UPVC double glazed window, storage cupboard, coving to ceiling.
EXTERIOR	
REAR YARD	Paved rear courtyard with brick walled surround and gated access.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band A
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.