



## 7 Kirkham Road , YO16 6ER

Offers Around £160,000





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, Bridlington, YO16 6ER

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Located in the quiet and sought-after area of Kirkham Road, Bridlington, this charming semi-detached bungalow offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and manageable home. Upon entering, you will find an inviting reception room that provide ample space for relaxation and entertaining. The sunroom, which overlooks the garden, is a particular highlight, allowing natural light to flood the space and offering a serene spot to enjoy the beauty of the outdoors throughout the year. The bungalow features a well-appointed bathroom, ensuring convenience for residents and guests alike. Additionally, the property boasts a garage and parking space for multiple vehicles, making it practical for everyday living. Situated in a popular and quiet residential location, this home is ideal for those who appreciate a peaceful environment while still being close to local amenities. With no onward chain, this property presents an excellent opportunity for a smooth and straightforward purchase. Whether you are a single person or couple, looking to downsize, or seeking a lovely retreat by the coast, this semi-detached bungalow on Kirkham Road is a must-see. Embrace the chance to make this delightful property your new home.

## Entrance Hall

With UPVC glazed door to the side aspect.

## Sitting Room

With sliding doors to the sunroom, fire point with tiled hearth, TV point and radiator.

## Kitchen

With wall and base units with gas hob, electric oven with extractor hood above, part tiled walls, space for fridge, sink unit, space for washing machine and UPVC window to the side aspect.

## Bathroom

White suite with low flush WC, pedestal hand wash basin, bath with shower above, tiled splashback, radiator and UPVC window to the side aspect.

## Bedroom One

A double room with UPVC window to the front aspect, radiator and storage cupboard.

## Bedroom Two

UPVC window to the front aspect and radiator.

## Sunroom

A lovely spacious room with windows overlooking the garden, wood effect flooring, radiator and door to the side aspect.

## Exterior

To the front is a manageable stocked garden with block paved drive which leads to the garage. The rear garden is split level with paved patio and seating areas, flower beds and fencing to the boundaries.

## Garage

With double timber doors, light and power.

## Services

Mains connected to gas, water, electric and drainage.

## Bridlington

Bridlington is a traditional seaside town in the East

Tel: 07515763622

Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.



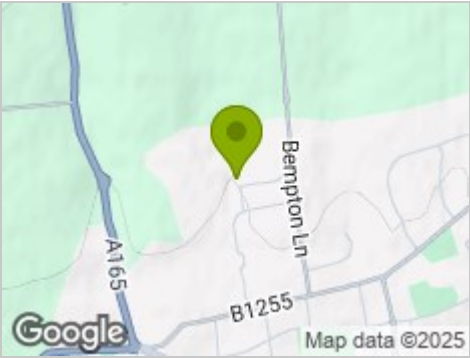
Road Map



Hybrid Map



Terrain Map



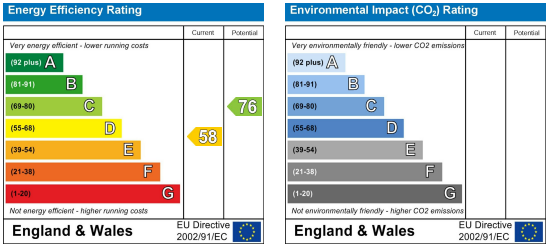
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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