



## 14 Marshall Avenue , YO15 2DS

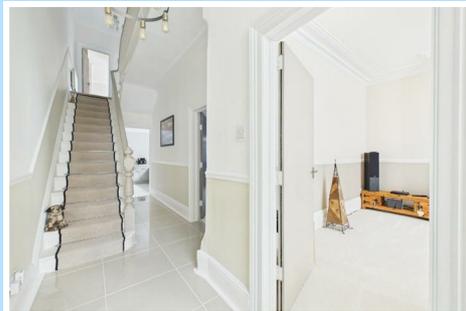
Asking Price £187,500



# 14 Marshall Avenue

, Bridlington, YO15 2DS

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Welcome to this beautifully renovated family home located on Marshall Avenue in the heart of Bridlington. This impressive property boasts an expansive layout, featuring seven well-appointed bedrooms and four modern bathrooms, making it an ideal choice for larger families or those seeking ample space for guests. Spread over three floors, this house offers a generous amount of living space, including three inviting reception rooms that provide versatility for both relaxation and entertainment. The thoughtful renovation has preserved the charm of the original features while incorporating contemporary comforts, ensuring a warm and welcoming atmosphere throughout. One of the standout features of this property is the private courtyard garden, a perfect retreat for enjoying the outdoors in a tranquil setting. Whether you wish to host summer barbecues or simply unwind with a good book, this outdoor space is sure to enhance your living experience. Situated in the heart of Bridlington, you will find yourself within easy reach of local amenities, shops, and the beautiful coastline, making it a convenient location for both daily living and leisure activities. With no chain involved, this property presents fantastic value for money, offering a rare opportunity to acquire a spacious family home in a convenient location. Do not miss the chance to make this remarkable house your new home.

- Five bedrooms arranged over two floors / Two further bedrooms used as offices
- Utility room and boot room
- Convenient location for the town centre and harbour
- Four bathrooms spread over three floors
- Private courtyard garden
- NO ONWARD CHAIN
- Three reception rooms
- Beautifully presented throughout
- Can be offered part furnished if required

## Entrance Lobby

Solid wood door to the front aspect and glazed door to the inner hall.

## Entrance Hall

With porcelain tiled flooring, stairs leading to the first floor with runner with stair rods and understairs cupboard.

## Sitting Room

With leaded bay window to the front, electric fire with feature surround, TV point, coving, radiator and dado rail.

## Dining Room

UPVC double glazed window to the rear aspect, radiator, ceiling rose and laminate style flooring.

## Kitchen

A range of wall and base units with 1 1/2 bowl sink unit, built in microwave, gas hob, electric oven with extractor hood above, part tiled walls, radiator, coving, single glazed window to the side aspect and stable style door. Tiled flooring, USB sockets and gas boiler.

## Breakfast Room

With UPVC double glazed window to the side aspect and radiator.

## Utility Room

Plumbing for washing machine and panelling to walls.

## Boot Room

Storage shelves for shoes and skylight window.

## Ground Floor Shower Room

With newly fitted suite with low flush WC, vanity wash unit and corner shower unit. Wood effect flooring and panelled walls. Radiator and UPVC double glazed window to the side aspect.

## First Floor Landing

Split level landing with radiator and stairs to the second floor.

## Bedroom Two

Radiator, UPVC window to the side aspect and radiator.

## Bathroom

With panel bath with shower over bath, low flush WC, pedestal wash basin, panelled walls, radiator and window to the side aspect.

## Guest WC

Low flush WC, panelled walls, radiator and UPVC window.

Tel: 07515763622

### Storage Room

With plumbing and unit for shower unit this room is currently used for storage with a radiator.

### Bedroom One

A stunning room with leaded bay window to the front aspect, radiator, feature fireplace and coving.

### Bedroom Three

Single glazed window to the front aspect, radiator and coving. Currently used as an office.

### Second Floor Landing

Radiator, dado rail and on a split level.

### Bedroom Four

With UPVC window to the side aspect, radiator, TV point and coving.

### En-suite

Low flush WC, pedestal hand wash basin, shower cubicle, part tiled walls, heated towel rail, extractor fan and UPVC window to the side aspect.

### Shower Room

With shower cubicle with rainfall head and separate attachment, pedestal wash basin, part tiled walls, radiator, extractor fan and UPVC window to the side aspect.

### Bedroom Five

With radiator and UPVC window to the rear aspect.

### Bedroom Six

With radiator and front facing window.

### Bedroom Seven

With radiator, wash basin and window to the front aspect. Currently used as a work room.

### Exterior

The front of the property offers a small walled garden which is set with white gravel and stepping stones to the front door. (Other residents in the street have removed the wall to create a parking area to the front of the properties)

To the rear lies a decked and fully walled courtyard garden with side access gate.

### Services

The property benefits from gas central heating, mains connected to water, drainage and electric.

The roof was re-done 2 years ago. The consumer units were also updated and the property has been fully re-carpeted and decorated in the past year.

### Bridlington

Bridlington is a traditional seaside town in the East 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



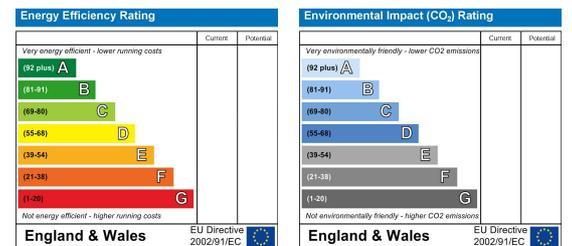
## Floor Plan



## 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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