



69 Marton Road
, YO16 7PX

Offers Around £250,000



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Located on the popular Marton Road in Bridlington, this beautifully presented semi-detached house offers a delightful blend of comfort and style. With three spacious double bedrooms located on the first floor, this property is perfect for families or those seeking extra space. The first floor also features a well-appointed shower room, ensuring convenience for all residents.

On the ground floor, you will find three inviting reception rooms, providing ample space for relaxation and entertainment. A convenient WC and utility area further enhance the practicality of this home, making daily living a breeze. There is a modern breakfast kitchen with built-in appliances.

The exterior of the property is equally impressive, boasting a stunning, well-stocked private garden that serves as a tranquil retreat for outdoor enjoyment. Additionally, the property includes a garage and a tandem carport, offering parking for multiple vehicles.

This immaculate property on Marton Road is not just a home; it is a lifestyle choice, combining modern living with the charm of Bridlington. With its generous living spaces and beautiful garden, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

- Immaculate throughout with plenty of living space
- Guest cloakroom/Utility
- Plenty of parking for multiple vehicles
- Three double bedrooms to the first floor
- Tandem carport with garage
- A convenient and popular location
- Three reception rooms to the ground floor
- Gorgeous mature and private garden

Entrance Hall

Composite glazed door to the front aspect, tiled flooring, coving.

Sitting Room

Full length double glazed window to the front aspect, radiator, telephone point, coving, electric fire point with artificial stone fireplace. French doors leading to the snug.

Breakfast Kitchen

Modern wall and base units, tiled flooring, radiator, sink and drainer unit, gas hob, slimline dishwasher, electric oven, extractor fan and UPVC window to the front and side aspect. Space for dining table.

Reception Room Two/ Snug

Full length window and door to the garden, terrestrial TV aerial and satellite, coving.

Inner Hall

Stairs to the first floor.

Study / Ground Floor Bedroom/ Reception Room Three

Wood style flooring, radiator, full length window overlooking the rear garden.

Side Lobby

Radiator, UPVC door to the side aspect and wood effect flooring.

Ground Floor WC/Utility

Low flush WC, sink unit, plumbing for washer, UPVC window to the side aspect, radiator and wood effect flooring.

First Floor Landing

Radiator, walk in linen cupboard, housing combi boiler. (Installed 2021 - 12 year warranty)

Shower Room

Fully tiled, heated towel rail, UPVC window, double walk in shower with rainfall head, low flush WC and wall mounted wash basin.

Bedroom One

UPVC window, wood effect flooring, radiator.

Bedroom Two

UPVC window, radiator and wood effect floor.

Bedroom Three

UPVC window to the front aspect and radiator.

Rear

A stunning, well established garden with Ornate pond, fully enclosed, pergola, patio area and side access gate.

There is a useful tandem car port to the side of the house.

Garage

Brick built garage with roller door, light and power.

Front

Double gates to the car port area with drive and block paved frontage, providing plenty of parking.

Council Tax Band C

Services

Mains connected to water, drainage, gas and electric.

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.



