

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackburn Avenue

Bridlington, YO15 2ES

Asking Price £180,000



Council Tax: C



# 20 Blackburn Avenue

Bridlington, YO15 2ES

Asking Price £180,000



This charming mid-terrace house in the heart of Bridlington offers ample space and potential, perfect for family living.

Inside, you'll find a generous living room with a large window that floods the space with natural light, creating a bright and airy atmosphere. The separate dining room offers ample space for a dining table, ideal for hosting meals and creating a sociable setting.

The well-sized kitchen is a highlight, offering plenty of cupboard space for all your storage needs and room for essential appliances. Connected to the kitchen, the utility room provides additional convenience, with space for a washing machine. Completing the ground floor is a practical three-piece bathroom suite with a shower.

Upstairs, the property features three well-sized bedrooms, one of which is currently being used as a second living room. There is also a further three-piece bathroom suite with a bathtub for your comfort.

The top floor offers three additional bedrooms, providing plenty of space for a growing family. A convenient W/C adds to the practicality of this home.

Outside, the rear of the property features a generous, low-maintenance yard that offers endless possibilities. Whether you're looking to create your own outdoor retreat or additional entertainment space, the potential is there to make it your own.

Located in Bridlington, this property combines spacious living with great flexibility, offering everything a growing family could need.



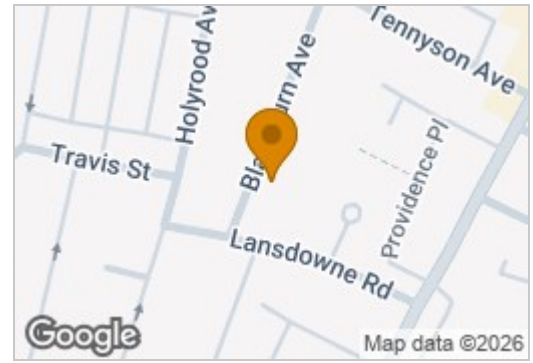
## Hybrid Map



## Terrain Map



## Road Map



**Approximate total area<sup>(1)</sup>**  
 1774.54 ft<sup>2</sup>  
 164.86 m<sup>2</sup>

**Reduced headroom**  
 22.95 ft<sup>2</sup>  
 2.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

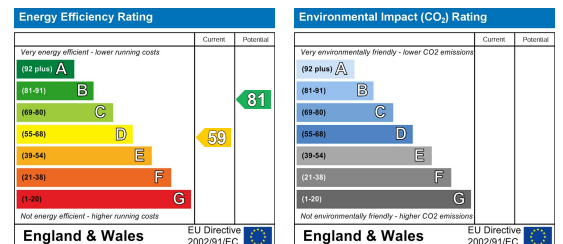
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.