

# HUNTERS®

HERE TO GET *you* THERE



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**Marton Avenue**  
Bridlington, YO16 7DU

Asking Price £135,000

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Council Tax: A



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# 22 Marton Avenue

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**IDEAL HOME FOR FIRST-TIME BUYERS!** Step into this inviting residence nestled in a highly sought-after residential area, offering unparalleled comfort and convenience!

Step inside and be greeted by the spacious living room adorned with a cozy electric fire, setting the scene for countless cozy evenings spent unwinding with loved ones. The layout effortlessly guides you towards the inviting dining area, offering ample space for hosting family gatherings and creating cherished memories around the dinner table.

Continue your journey into the well-appointed kitchen, equipped with integrated appliances including an oven and hob, making meal preparation a breeze. Adjacent to the kitchen lies a versatile office space, perfect for those who require a dedicated area for work or study. Ample storage throughout the property ensures tidy organization and easy access to belongings.

Ascend to find three generously sized double bedrooms offering ample space for rest and relaxation. The bathroom features a convenient wet room, creating a comfortable and functional space for your daily needs.

Step outside into your own private oasis, where the spacious garden area beckons for relaxation and recreation. Enclosed for privacy and security, the garden offers a serene escape from the hustle and bustle of everyday life. With lush green grass and a decking area, it's the perfect spot for outdoor gatherings.

With shops, schools, and transport links nearby, this home ensures effortless living for busy families. Whether you're running errands, dropping off the kids, or commuting to work, everything you need is just a stone's throw away, making daily life a breeze.

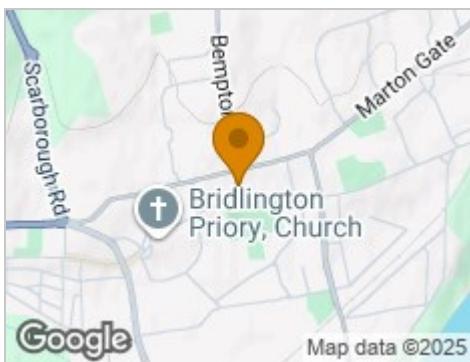
Don't miss out on the chance to make this family home purchase your own!



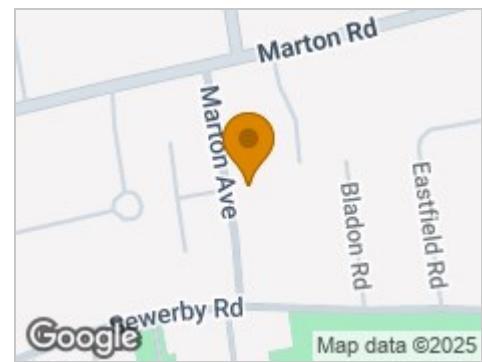
## Hybrid Map



## Terrain Map



## Road Map



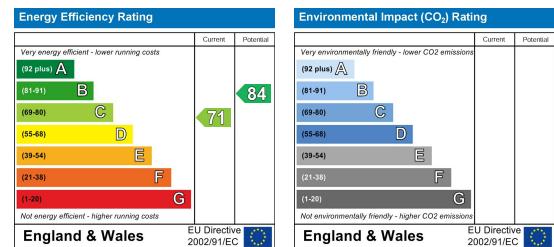
## Floor Plan



## 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.