



CRANSWICKS

Chartered Surveyors, Land & Estate Agents

Sewerby Avenue, Bridlington

- 5 bedroom semi detached house
- IN NEED OF FULL RENOVATION
- Popular residential area close to Schools

Asking Price of £169,950





PROPERTY TYPE

A 5 bedroom semi detached house with garage in need of full renovation.

LOCATION

The property is situated in a very popular area to the north of Bridlington just off Marton Road and is close to a parade of shops, supermarket, Marton Gate Primary School, Headlands Secondary School and library.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With understairs cupboard.

FRONT SITTING ROOM

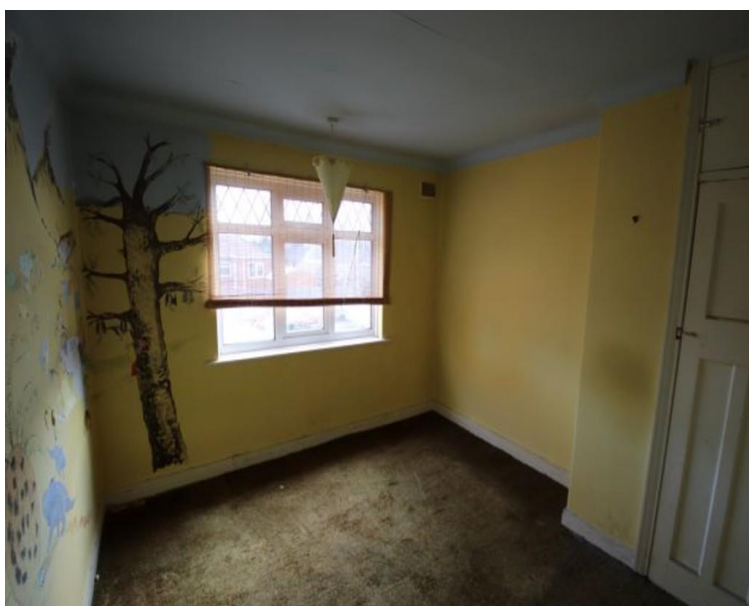
12' 0" x 11' 3" (3.68m x 3.43m)

With uPVC double glazed box bay window.

REAR SITTING ROOM/DINING ROOM

21' 2" x 10' 9" (6.47m x 3.3m)

With fire surround and hearth, sliding doors to garden. The above photograph shows damage to the ceiling. The seller informs us that the flat roof above has been repaired and recovered.





KITCHEN

18' 1" x 6' 4" (5.52m x 1.94m)

With worktop units, 2 windows, larder, access door to garage.

STAIRCASE TO FIRST FLOOR LANDING

Access to roof space.

FRONT DOUBLE BEDROOM

12' 1" x 9' 0" (3.7m x 2.76m)

With uPVC double glazed box bay window, built-in cupboards. The photograph to the left shows damage caused by rainwater and the bay roof and ceiling is in need of repair.

REAR DOUBLE BEDROOM

11' 5" x 10' 9" (3.48m x 3.3m)

With uPVC double glazed window.

FRONT SINGLE BEDROOM

6' 9" x 5' 11" (2.07m x 1.81m)

With uPVC double glazed window, built-in cupboards.

BATHROOM

11' 2" x 6' 3" (3.41m x 1.93m)

With bath, pedestal washbasin, separate shower cubicle, 2 windows.

SEPARATE WC

3' 10" x 2' 5" (1.17m x 0.74m)

With wc.

FRONT DOUBLE BEDROOM

10' 4" x 9' 7" (3.17m x 2.94m)

With uPVC double glazed window.

REAR SINGLE BEDROOM

9' 8" x 7' 0" (2.97m x 2.15m)

With window.

OUTSIDE

Front garden with driveway leading to ATTACHED GARAGE (6.08 x 3.22m) with light and power.

Rear lawned garden.

SERVICES

All mains services are available to the property.

COUNCIL TAX

The property is in Council Tax Band C.





TENURE

The property is freehold.

VIEWING ARRANGEMENTS

To arrange a viewing of this property please contact Cranswicks on 01262 672110 or info@cranswicks.com.

NOTE

We are of the opinion that the property is unlikely to be mortgageable in its present condition and only cash purchasers or those with low loan to value borrowing requirements should enquire about the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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