



Dalton Street, St. Albans, AL3 5QH

Enjoy living in this THREE BEDROOM character residence that benefits from living accommodation arranged over THREE FLOORS.

As you enter the property on the ground floor you are greeted by a lovely living room that leads through to a FAMILY ROOM with a bathroom to rear.

There are steps leading down to the BASEMENT level with a delightful kitchen and sitting room whilst at the rear there is a charming dining room with double doors opening out onto the GARDEN.

On the first floor there are three good sized bedrooms and on the second floor accessed via a pull down ladder is a loft / play area with storage.

Dalton Street is conveniently located in the heart of the city and just a short walk from the main shopping and leisure facilities, mainline railway station and close to highly regarded schools.



ACCOMMODATION

Entrance

Front door opening into:

Living Room

10'11 x 12'0 (3.33m x 3.66m)

Double glazed sash window with shutters to front, wood burning stove, stripped wooden floor, radiator, low level cupboard and shelving, room leading into:

Family Room

11'0 x 12'0 max (3.35m x 3.66m max)

Double glazed sash window with shutters to rear, stripped wooden flooring, radiator, stairs leading to first floor and down to basement.

Bathroom

11'1 x 7'9 (3.38m x 2.36m)

Double glazed sash window with shutters to rear, suite comprising of free standing roll top and claw foot bath with mixer tap and shower attachment, corner shower cubicle, pedestal wash handbasin, low level wc, chrome heated towel rail, tiled floor, partly tiled walls.

BASEMENT

Sitting Room

10'10 x 11'4 (3.30m x 3.45m)

Door to front, wooden floor, radiator, recess spotlights.

Kitchen

10'7 x 11'4 (3.23m x 3.45m)

A comprehensive range of wall and base mounted units with work surfaces over, inset single bowl sink unit, freestanding double oven with four ring gas hob and extractor hood over, integrated dishwasher, washing machine and fridge freezer, tiled floor, partly tiled walls, recess spotlights, leading through to:

Dining Room

11'1 x 7'9 (3.38m x 2.36m)

Double glazed French doors opening out onto the rear garden, double glazed window and shutters to side aspect, wooden floor, recess spotlights.



FIRST FLOOR

Landing

Doors to:

Bedroom One

11'0 x 12'0 (3.35m x 3.66m)

Double glazed sash style window with shutters to front, fitted wardrobes, wooden floor, radiator, access to loft.

Bedroom Two

10'11 x 6'1 (3.33m x 1.85m)

Double glazed sash style window with shutters to rear, radiator.

Bedroom Three

11'1 x 7'9 (3.38m x 2.36m)

Double glazed sash style window with shutters to rear, radiator.

SECOND FLOOR

Loft Room

10'10 x 10'8 (3.30m x 3.25m)

Accessed via pull down ladder, used occasionally as a play room (not a standard headroom height).

EXTERIOR

Front

Tiled pathway leading to front door, with gate and steps leading down to basement level.

Rear Garden

A good size west facing rear garden, mainly laid to lawn, patio area, outside shed, backing onto school playing fields..

Viewing Information

BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.







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