

Aldreds
Estate Agents



169 Alderson Road
Great Yarmouth, NR30 1QJ
£155,000



169 Alderson Road

Aldreds are pleased to offer this attractively presented, spacious mid terraced house in a popular location close to local amenities and a short walk to the town centre. The property would make an ideal first home or investment purchase with accommodation comprising of an entrance hall, lounge, dining/sitting room, kitchen, utility and cloakroom. On the first floor there are three good sized bedrooms and a bathroom. Outside to the front of the property is a forecourt with a court yard garden to the rear. The property also benefits from part double glazed windows and gas central heating. An early viewing is recommended.

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor landing, radiator, doors leading off to:

Lounge

12'2" x 9'6" (3.73 x 2.92)

Including the attractive original cast iron open fireplace with tiled slips and wooden fire surround, tv point, double glazed window to front aspect, radiator, fitted carpet.

Dining/Sitting Room

11'8" x 11'3" (3.56 x 3.43)

Including the brick lined open fireplace and chimney breast with adjacent built in dresser storage unit, radiator, glazed French doors to rear, under stairs cupboard, fitted carpet, door to:

Kitchen

11'3" x 7'6" (3.45 x 2.31)

Chimney breast with brick lined oven housing unit with electric double oven and adjacent storage cupboard, wood trim finish base units with work surface over and inset four ring electric hob, single drainer stainless steel sink unit, glazed window and part glazed door to rear, radiator, door to:

Utility Room

11'8" maximum x 7'6" (3.58 maximum x 2.31)

Fitted base unit with work surface over, fitted shelved wall unit, space and plumbing for a washing machine, window to rear, door to:

Cloakroom

Low level wc, window to side.

First Floor Small Landing

Doors leading off to:

Bedroom 1

12'7" x 12'2" (3.86 x 3.73)

Including the chimney breast with a cast iron open fireplace, double glazed window to front aspect, radiator, shallow built in wardrobe cupboard, fitted carpet.





Bedroom 2

12'7" x 11'3" (3.86 x 3.43)

Including the chimney breast with a cast iron open fireplace, radiator, shallow wardrobe cupboard with loft access, tv point, fitted carpet, window to rear, door to:

Bedroom 3

9'4" x 7'6" (2.87 x 2.29)

Window to side aspect, radiator, fitted carpet, door to:

Bathroom

White suite comprising panelled bath with shower over, low level wc, hand wash basin, frosted window to side aspect, radiator.

Outside

To the front of the property is a walled forecourt. To the rear is a side yard which opens on to the rear garden which is lawned with established borders and a concrete pathway. Timber shed and gate leading to a rear service passageway.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles South. Bus and rail services connect with Norwich.

Directions

From Haven Bridge head north along North Quay, continue over the roundabout into Lawn Avenue, take the third turning on the right into Ormond Road, take the first turning on the left into Alderson Road where the property can be found on the right hand side.

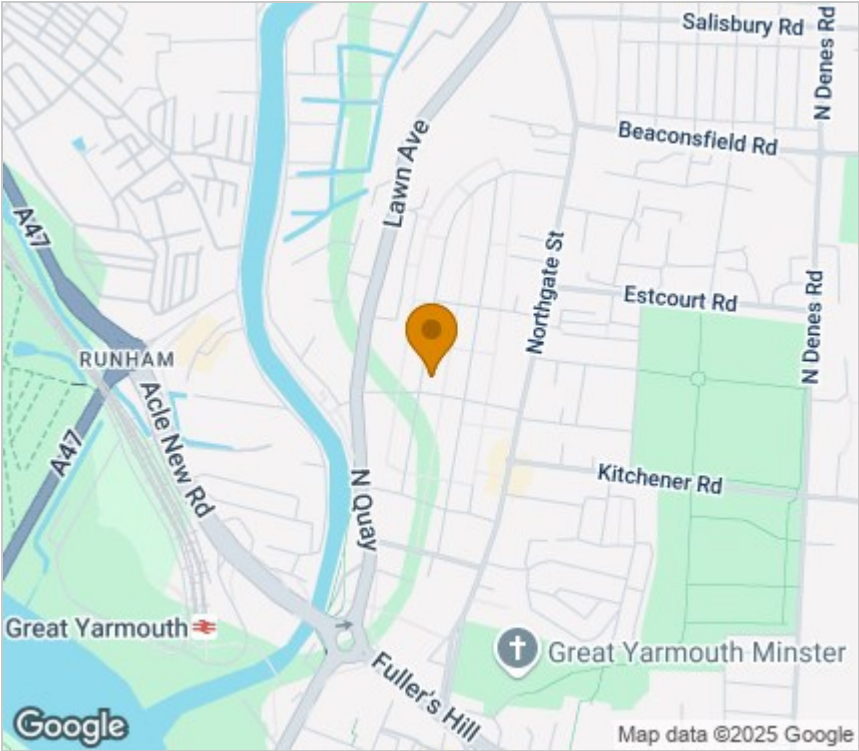
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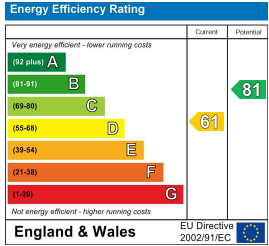
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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