

**£110,000**

**2 Kildare Street, Dresden, ST3 4ND**



- Traditional end Terrace
- Two reception rooms
- Two double bedrooms
- First floor bathroom
- Gas central heating
- uPVC double glazing
- Ideal for first time buyers
- Popular locality
- Viewing essential!

A spacious traditional end terraced home on the outskirts of Longton. Benefits from gas central heating and uPVC double glazing. There is an enclosed yard at the rear. The generously proportioned accommodation includes two good reception rooms and two double bedrooms and first floor bathroom/WC. Ideal for first time buyers but would also suit investors. Viewing is highly recommended!

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## SITTING ROOM

15'0" x 12'5" (4.57m x 3.78m)

uPVC door, laminate flooring, central heating radiator, feature fireplace with electric fire, uPVC double glazing, stairs to first floor.

## LOUNGE

12'5" x 11'9" (3.78m x 3.58m)

Fitted carpet, central heating radiator, uPVC double glazing, feature fireplace with fitted gas fire.

## KITCHEN

16'9" x 6'4" (5.11m x 1.93m)

Composite sink with cupboards below, base and wall storage units, working surfaces. Integrated four ring gas hob with electric oven and extractor. Vinyl flooring, central heating radiator, plumbing for washing machine, central heating boiler.

## FIRST FLOOR

### LANDING

Fitted carpet to stairs and landing, access to loft.

### BEDROOM ONE

12'7" x 12'0" (3.84m x 3.66m)

Fitted carpet, central heating radiator, uPVC double glazing.

### BEDROOM TWO

11'10" x 8'8" (3.61m x 2.64m)

Fitted carpet, central heating radiator, uPVC double glazing, store.

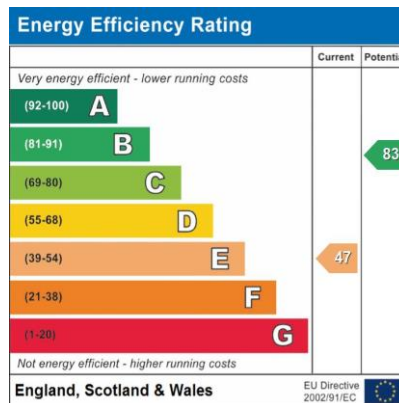
## BATHROOM/WC

8'7" x 6'4" (2.62m x 1.93m)

Panelled bath, pedestal wash hand basin, low level WC, central heating radiator, uPVC double glazing, fitted carpet, tiling to walls.

## EXTERNALLY

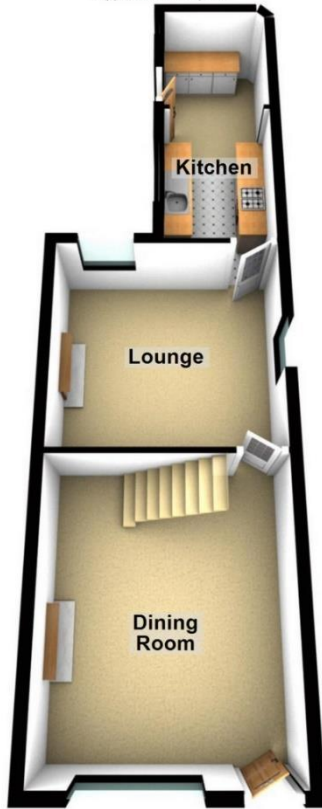
Yard to rear.







**Ground Floor**  
Approx. 446.9 sq. feet



**First Floor**  
Approx. 397.4 sq. feet



Total area: approx. 844.2 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**Location: 2 Kildare Street, Dresden, ST3 4ND**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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