



Cranswicks
Land and Property Agents

St Alban Road, Bridlington

- 3 bedroom semi detached house
- Requires modernising
- Central heating and double glazing
- Garage

Asking Price Of £168,500



St Alban Road, Bridlington



PROPERTY TYPE:

A 3 bedroom semi detached house with garage in need of modernisation.

LOCATION:

St Alban Road is located to the north of the town centre in a popular residential area with a good range of local amenities including convenience store, cafe, take-aways, and children's nursery.

Queensgate Park and Dukes Park with its range of sports facilities are also close by.

ENTRANCE PORCH:

ENTRANCE HALL:

With understairs wc.



LIVING ROOM:

13' 1" x 9' 11" (4m x 3.03m)

With uPVC double glazed box bay window, hearth with gas fire, radiator. Double doors leading to:

DINING ROOM:

13' 11" x 8' 10" (4.26m x 2.7m)

With tile fireplace and hearth with gas fire, radiator. Sliding uPVC doors leading to:

SUN ROOM:

8' 5" x 7' 3" (2.57m x 2.21m)

With uPVC double glazed double doors leading to rear garden.



KITCHEN:

10' 9" x 6' 0" (3.29m x 1.83m)

With range of worktop units and eye-level wall cupboards, gas hob, built-in electric oven, single drainer sink unit, side and rear facing uPVC double glazed windows and door. Wall mounted gas boiler.

STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

With uPVC double glazed side window.



BEDROOM 1:

13' 8" x 10' 6" (4.17m x 3.22m)

Front facing room with uPVC double glazed box bay window, radiator.

BEDROOM 2:

11' 1" x 10' 1" (3.38m x 3.08m)

Rear facing room with uPVC double glazed window, built-in cupboards, radiator.

BEDROOM 3:

6' 11" x 5' 8" (2.12m x 1.75m)

Front facing box room with uPVC double glazed window, radiator.



BATHROOM:

7' 5" x 6' 5" (2.28m x 1.98m)

With suite comprising bath, pedestal washbasin, wc, uPVC double glazed window.

OUTSIDE:

Front forecourt area.

Side driveway leading to DETACHED GARAGE.

Rear lawned garden.



SERVICES:

All mains services are available to the property. Central heating is from a wall mounted gas boiler.

TENURE:

The property is freehold.

COUNCIL TAX:

The property is in Council Tax Band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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