



Cranswicks
Land and Property Agents

St Alban Road, Bridlington

- Semi Detached House
- In need of modernisation
- 3 Bedrooms
- Central Heating & Double Glazing

Asking Price Of £140,000





PROPERTY TYPE

A 3 bedroom semi detached house 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 HALL

With uPVC double glazed entrance door and windows, radiator.

LIVING ROOM

13' 6" x 11' 3" (4.12m x 3.45m)

With uPVC double glazed box bay window, brick fireplace and hearth with fire and tv stand, radiator.



SITTING ROOM

14' 0" x 10' 9" (4.28m x 3.28m)

With brick fireplace and hearth with fire, radiator, doors leading to:

SUN ROOM

11' 6" x 7' 1" (3.53m x 2.16m)

Of uPVC construction with double doors leading to rear garden.

KITCHEN

15' 1" x 6' 3" (4.62m x 1.92m)

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.

STAIRCASE FROM HALL TO FIRST FLOOR LANDING

With uPVC double glazed side window.



BEDROOM 1

14' 1" x 10' 4" (4.3m x 3.16m)

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

BEDROOM 2

14' 2" x 10' 4" (4.33m x 3.15m)

Rear facing room with uPVC double glazed window, radiator.



BEDROOM 3

7' 6" x 6' 7" (2.3m x 2.01m)

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

BATHROOM

7' 5" x 6' 4" (2.27m x 1.95m)

With white suite comprising bath, pedestal washbasin, wc. Wall mounted hot water heater, uPVC double glazed window.



OUTSIDE

Front gravelled garden area.

Shared side access leading to lawned rear 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		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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