Aldreds
Estate Agents



55 Stanley Road

, Great Yarmouth, NR30 4JB

£110,000

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Aldreds are pleased to offer this spacious end terraced house in a popular location and being a short walk from the Northgate Street amenities. The property would ideally benefit from some further cosmetic refurbishment to make it an ideal first home or investment purchase with accommodation comprising of a lounge, inner lobby, dining room, kitchen, rear lobby and ground floor bathroom. On the first floor there are three good sized bedrooms. Outside there is a front forecourt and enclosed south facing courtyard garden to the rear. The property is offered chain free and benefits from gas central heating and double glazed windows.







Lounge 10'9" x 10'8" (3.30 x 3.26)
Including the chimney breast with a fitted gas fire, radiator, part double glazed pvc entrance door, double glazed window to front aspect, door to:

Inner Lobby
Stairs to first floor, door to:

Dining Room 10'11" x 10'9" (3.35 x 3.29)
Including the chimney breast with a fitted gas fire, radiator, under stairs cupboard, double glazed window to rear, door to:

Kitchen 7'8" x 6'7" (2.36 x 2.01)
Fitted kitchen with white wall and matching base units with light work surfaces over, single drainer stainless steel sink unit, electric cooker point, part tiled walls, douuble glazed window to side aspect, door to:

Rear Lobby 6'7" x 3'4" (2.01 x 1.02)
Part double glazed pvc rear entrance door, radiator, sliding door to:

Bathroom 6'4" x 4'9" (1.95 x 1.46)
White suite comprising panelled bath, low level wc, pedestal wash basin, part tiled walls, cupboard housing the gas boiler, electric fan heater, frosted double glazed window to rear aspect.

First Floor Small Landing
Doors leading off to:

Bedroom 1 10'9" x 10'7" (3.29 x 3.25)
Including the chimney breast, radiator, double glazed window to front aspect.

Bedroom 2 10'11" x 10'9" (3.33 x 3.30)
Including the chimney breast, plus wardrobe cupboard, radiator, double glazed window to rear, door to:

Bedroom 3 11'4" x 6'7" (3.46 x 2.02)
Double glazed window to; rear aspect, radiator.

Outside
To the front of the property is a low maintenance forecourt. To the rear is a south facing low maintenance courtyard garden with a gated access leading to a rear service passageway.

Tenure
Freehold

Services
Mains water, electric, gas and draiange.

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 give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, turn right into Stanley Road where the property can be found on the right hand side.

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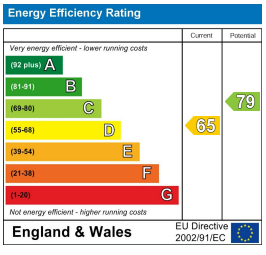
Area Map



Floor Plans



Energy Efficiency Graph



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