Aldreds
Estate Agents



57 Stanley Road

, Great Yarmouth, NR30 4JB

£140,000

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Aldreds are pleased to offer this deceptively spacious, well presented three storey town house in a sought after convenient location adjacent to the Northgate Street shopping area. The property would make an ideal first home or investment purchase with accommodation comprising of an entrance hall, ground floor integral garage with utility area, first floor landing serving the living room and kitchen. O the second floor there are two double bedrooms and a bathroom. Outside is a forecourt garden/parking space for a small vehicle. The property also benefits from double glazed windows, gas central heating and is offered chain free.







Entrance Hall
Double glazed entrance door, radiator, stairs to first floor, door in to:

Integral Garage 19'4" x 8'6" minimum (5.90 x 2.60 minimum)
With up and over door, power and lighting, corner utility area with a sink unit and space and plumbing for a washing machine.

First Floor Landing
Stairs to second floor, door to:

Living Room 19'8" x 13'9" narrowing to 5'4" (6.00 x 4.20 narrowing to 1.64)
Triple aspect pvc double glazed windows to front aspect, two radiators, fitted carpet, television point, arched access to:

Kitchen 7'9" x 7'1" (2.37 x 2.17)
Modern fitted kitchen with white gloss finish wall and matching base units with wood effect work surfaces over, tiled walls, double bowl single drainer stainless steel sink unit, stained wood flooring, built in electric oved, four ring ceramic hob and extractor hod over.

Second Floor Landing
Airing cupboard housing the hot water cylinder, additional cupboard housing the gas boiler, frosted double glazed window to rear, doors leading off to:

Bedroom 1 10'10" x 10'1" (3.31 x 3.08)
Double glazed window to front aspect, radiator, fitted carpet.

Bedroom 2 10'0" x 7'10" (3.07 x 2.39)
Double glazed window to front aspect, radiator, fitted carpet.

Bathroom 7'4" x 5'9" (2.25 x 1.76m)
White suite comprising panelled bath with shower mixer tap part tiled walls and aqua panelling, radiator, vanity unit with inset wash basin, low level wc, frosted double glazed window to rear aspect.

Outside
To the front of the property is a low maintenance paved forecourt garden with gated access for a small vehicle and access beyond to the integral garage.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'B'

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.

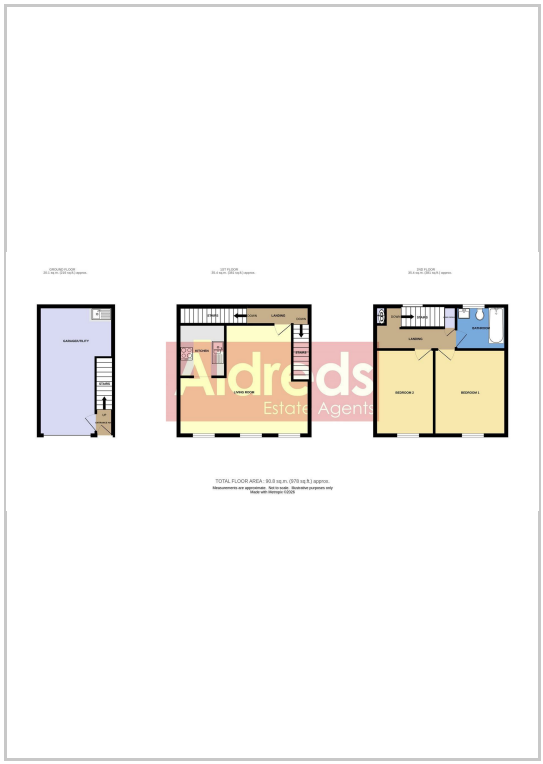
Directions
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, continue over the mini roundabout, turn right into Stanley Road where the property can be found on the right hand side.

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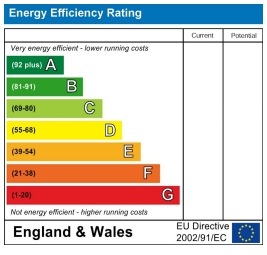
Area Map



Floor Plans



Energy Efficiency Graph



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