

**£95,000**

**33 Alberta Street, Dresden**



- Terraced house
- Two double bedrooms
- Two reception rooms
- Recently renovated
- Ideal for FTB/Investors
- Sought after locality
- Gas central heating
- uPVC double glazing
- No upward chain!

Traditional terraced house situated in a popular residential area. Ideal for first time buyers and investors. Spacious accommodation comprises: Two reception rooms, kitchen, bathroom/WC and two double bedrooms. To be sold with the advantage of no upward chain! Viewing highly recommended!

# 33 Alberta Street, Dresden

## RECEPTION ROOM ONE

11'11" x 11'11" (3.63m x 3.63m)

Fitted carpet, central heating radiator, uPVC double glazing, fireplace with electric fire.

## RECEPTION ROOM TWO

11'11" x 11'10" (3.63m x 3.61m)

Fitted carpet, central heating radiator, uPVC double glazing, fireplace with electric fire, under stairs store.

## KITCHEN

11'1" x 6'4" (3.38m x 1.93m)

Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring electric hob with electric oven and extractor. uPVC double glazing, central heating radiator, vinyl flooring.

## REAR HALLWAY

uPVC door, vinyl flooring, store housing combi boiler.

## BATHROOM/WC

6'5" x 6'4" (1.96m x 1.93m)

Panelled bath with shower over, pedestal wash hand basin, low level WC, uPVC double glazing, central heating radiator, vinyl flooring.

## FIRST FLOOR

### BEDROOM ONE

11'10" x 11'11" (3.61m x 3.63m)

Fitted carpet, central heating radiator, uPVC double glazing.

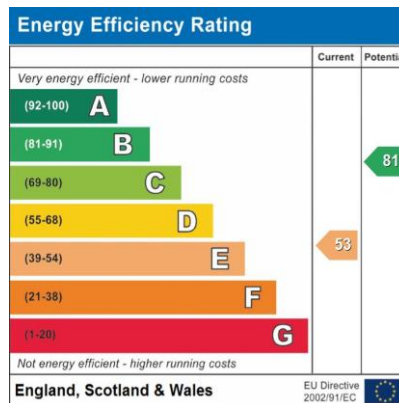
### BEDROOM TWO

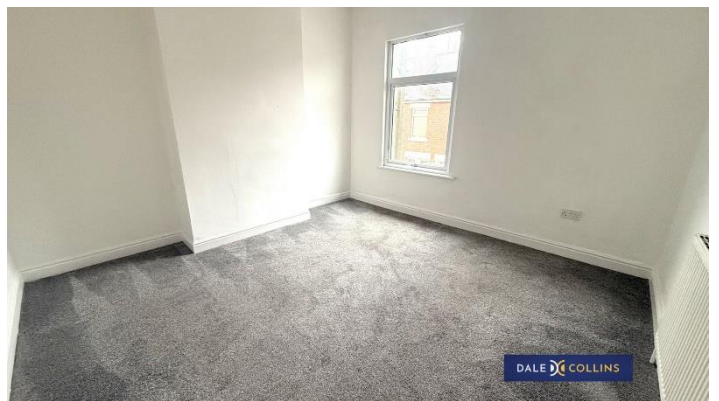
11'11" x 11'11" (3.63m x 3.63m)

Fitted carpet, central heating radiator, uPVC double glazing. Store with access to loft.

## EXTERNALLY

Enclosed yard to the rear.







**Location: 33 Alberta Street, Dresden**



**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.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.