

53 West Street,
Alford, LN13 9HB

Price £109,950



We offer for sale this spacious two/three bedroom mid terrace house with two reception rooms and a basement. The property is located convenient for the town centre and local amenities.

The property benefits from having Gas central heating and UPVC double glazed windows & doors. Internally the accommodation consists of:

Front Entrance Door to:

Entrance Hall

25'8" x 3' extending to 5'3"

Staircase to the first floor landing. Door with staircase leading down to the basement. Radiator. Smoke alarm. Electric meter and consumer unit.

Basement

14'3" x 14'2"

Gas meter. Smoke alarm.

Lounge

14'2" x 11'3"

Bay window. Gas fire set in feature timber surround with marble hearth. Radiator. Centre lighting.

Dining Room

11'5" x 9'4"

Radiator. Centre lighting.

Kitchen

12'5" x 9'10"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for washing machine. Part tiled walls. Gas cooker point. Radiator. Door leading out to the rear.

Utility Room

7'1" x 6'3"

Fitted storage cupboard. Programmer and thermostat controls for the central heating and hot water.

Landing

Smoke alarm. Access to the loft area.

Bedroom 1

15'2" x 14'

Radiator.

Bedroom 2

13'5" x 11'2"

Radiator.

Bedroom 3

12'4" x 9'10"

Radiator. Door to:

Bathroom

12'8" x 7'3"

With three piece white bathroom suite which consists of panelled bath with mixer shower taps and screen, pedestal wash hand basin and w.c. Radiator. Fitted storage cupboard. Part tiled walls.

Rear Yard

Small rear courtyard garden with gated access to the side alleyway.

Outside Store

7'1" x 6'1"

Gas combination boiler which supplies the central heating and hot water. Power and lighting.

Tenure

Freehold

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 462277.

Making an offer

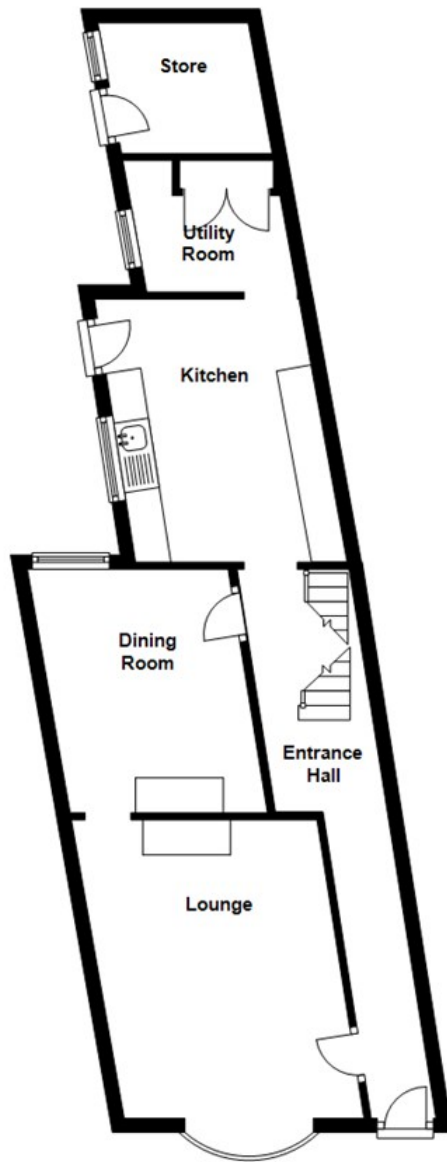
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

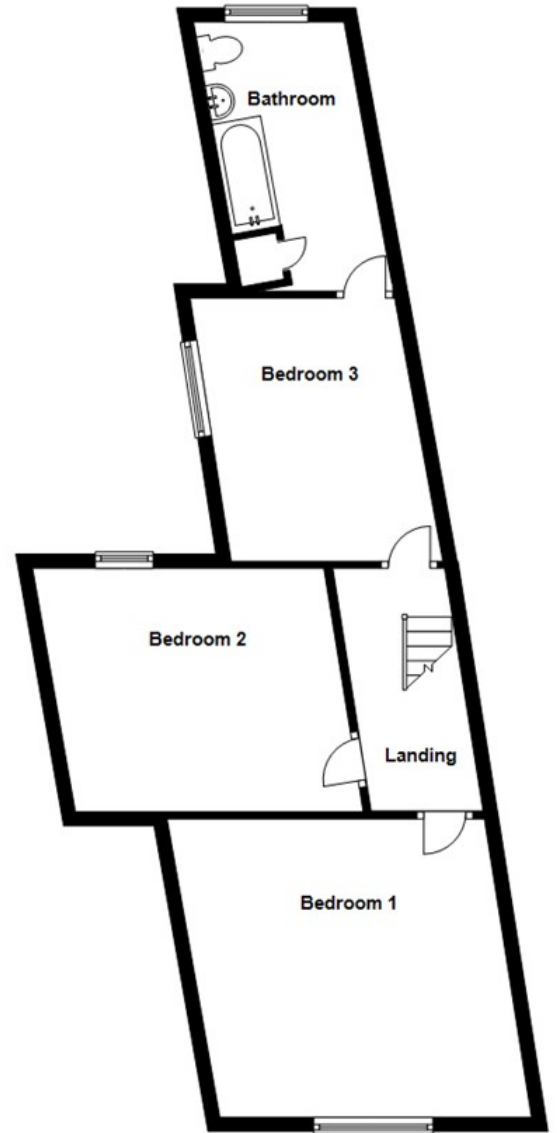
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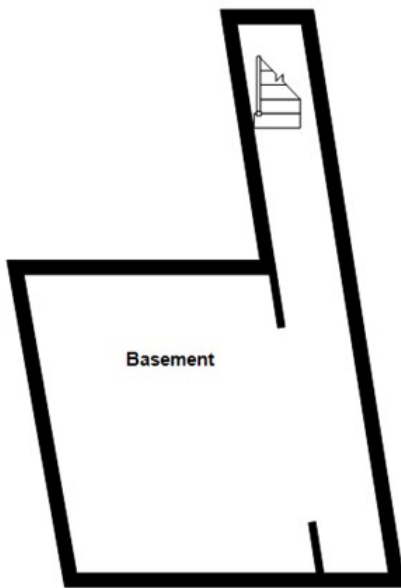
Ground Floor



First Floor



Basement



Directions

From our Alford office head East towards the Church then turn left onto High Street/West Street. 53 West Street can be found along this road on your left hand side.

