



**76 Fane Road, Walton PE4 6ES**

**£280,000**



**\*\*\* THREE BEDROOM, BAY FRONTED, SEMI DETACHED HOME \*\*\*** Located on a beautiful tree-lined street just off Fulbridge Road and round the corner from Itter Crescent, this home features an entrance hall, two reception rooms, separate galley kitchen, two double bedrooms, one single bedroom, family bathroom, garage and parking. It also has potential to extend (subject to approved planning). EPC Energy Rating - E/Council Tax Band - C".

### ENTRANCE

13' 0" (max) x 5' 9" (min) (3.96m x 1.75m) (approx) Door to front, cupboard and stairs to first floor.

### LIVING ROOM

13' 4" (into bay) x 10' 9" (min) (4.06m X 3.28m) 12' 0" (max) ((3.66m) (approx) UPVC double glazed bay window to front and radiator.

### KITCHEN

15' 8" x 6' 9" (4.78m x 2.06m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a cooker, plumbing for a washing machine and space for a fridge/ freezer. UPVC double glazed window to rear, UPVC double glazed window to side and door to side.

### DINING ROOM

12' 5" x 11' 0"(max) (3.78m x 3.35m) (approx) Two UPVC double glazed window to rear, French doors to rear and radiator.

### FIRST FLOOR LANDING

UPVC double glazed window to side and loft access.

### BEDROOM 1

12' 3" x 12' 2" (3.73m x 3.71m) (approx) UPVC double glazed window to rear and radiator.

### BEDROOM 2

10' 9" (min)(3.28m) 13' 0"( into bay-max) x 11' 0" (3.96m x 3.35m) (approx) UPVC double glazed bay window to front and radiator.

### BEDROOM 3

7' 4" x 7' 0" (2.24m x 2.13m) (approx) UPVC double glazed window to front and radiator.

### BATHROOM

6' 3" x 5' 8" (1.91m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. UPVC double glazed window to rear.

### OUTSIDE

The front of the property has a gravel area, mature shrubs and brick block driveway for parking in front of the garage. The rear of the property has fencing, patio area, laid to lawn and mature shrubs.

### GARAGE

15' 8" x 7' 9" (4.78m x 2.36m) (approx) Up and over door.

### AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

