



**70 Willesden Avenue, Walton PE4 6EB**

**£195,000**



\*\*\* WELL PRESENTED 3 BEDROOM HOME \*\*\* " Located within walking distance to Brotherhood retail park, this mid terrace home benefits from a refitted kitchen and spacious rear garden. The property briefly comprises of an entrance hall, open plan living/kitchen, bathroom and 3 bedrooms. It has been redesigned to accommodate more of a modern and stylish open plan living. EPC Currently Unavailable/ Council Tax Band - A".

### ENTRANCE

Door to front, radiator and stairs to first floor.

### LOUNGE

3.3m x 4.2m (max) (10' 10" x 13' 9") (approx) UPVC double glazed window to front, radiator and fireplace. Open into:-

### KITCHEN/ DINER

5.1m x 3.3m (16' 9" x 10' 10") (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer taps, space for a cooker, plumbing for a washing machine, integrated fridge and freezer, cupboard and radiator. UPVC double glazed window to rear, Door to rear.

### BATHROOM

1.9m x 1.7m (6' 3" x 5' 7") (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.

### FIRST FLOOR LANDING

Loft access and radiator.

### BEDROOM 1

4.26m (14' 0") ( into wardrobe) max) x 3.6m (min) (11'10") 3.34m (10' 11") (approx) UPVC double glazed window to front, built in wardrobe, two cupboards and radiator.

### BEDROOM 2

3.33m x 2.68m (10' 11" x 8' 10") (approx) UPVC double glazed window to rear and radiator.

### BEDROOM 3

2.3m x 2.4m (7' 7" x 7' 10") (approx) UPVC double glazed window to rear and radiator.

### OUTSIDE

The rear of the property has fencing and brick walling, laid to lawn, gravel area, decking area, mature shrubs and rear gated access.

### 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.

