



5 Mead Close, Walton PE4 6BS

£250,000



*** GENEROUS SIZED GARDEN *** " With bay fronted windows and high ceilings, this 3 bedroom semi-detached home features 2 reception rooms, kitchen, conservatory, entrance hall, 3 bedrooms, shower room, off road parking and a good sized garden. Located in a cul de sac, this home is within close proximity to local amenities such as Lidl, both primary and secondary schools and Brotherhood Retail Park. EPC Energy Rating - E/Council Tax Band - C".

ENTRANCE HALL

Door to front, two windows to front radiator and stairs to first floor.

CUPBOARD

Fitted with a wash hand basin with mixer tap.

LIVING ROOM

13' 2" (into bay) x 11'2 (4.01m x 3.40m) 11' 9" (3.58m) (approx) Bay window to front and radiator.

DINING ROOM

11' 8" x 11' 0" (max) (3.56m x 3.35m) (approx) Door to conservatory, two windows to conservatory, radiator and open to:-

KITCHEN

12' 6" x 7' 4" (3.81m x 2.24m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, five ring gas hob, plumbing for a washing machine and space for a fridge/freezer. Window to side. Door to rear.

CONSERVATORY

13' 7" x 9' 1"(min) (4.14m x 2.77m) 10' 6" (max) (3.20m) (approx) French doors to rear and windows to side and rear.

FIRST FLOOR LANDING

Window to side.

BEDROOM 1

13' 2" (max into bay) x 11' 2" (4.01m x 3.40m) 11' 9" (3.58m) (approx) Bay window to front.

BEDROOM 2

11' 5" x 10' 9" (max)(3.48m x 3.28m) (approx) Window to rear, cupboard with boiler enclosed and radiator.

BEDROOM 3

8' 4" x 7' 5" (2.54m x 2.26m) (approx) Window to rear and radiator.

BATHROOM

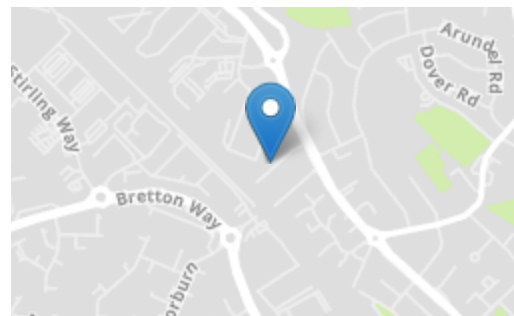
6' 4" x 5' 9" (1.93m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to front.

OUTSIDE

The front of the property has off road parking. The rear of the property has fencing, laid to lawn and a patio slabs.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	53	
(1-20)	G		81
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

