



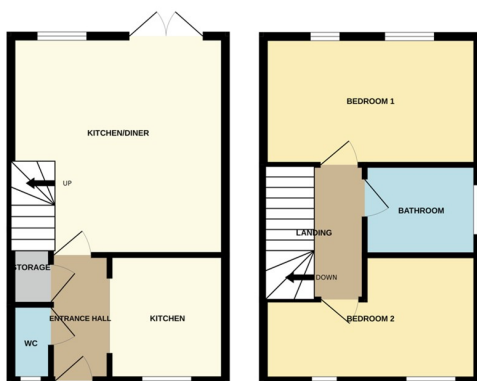
**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**4 Frederick Drive, Walton PE4 6BQ**

**£210,000**



\*\*\* IDEAL 1ST TIME BUY OR INVESMENT \*\*\* " Modern and beautifully presented, this 2 bedroom semi detached home is the ideal 1st time buy. Featuring an entrance, kitchen, lounge/diner, WC, 2 bedrooms, bathroom, garden and 2 parking spaces to the front. Viewings are highly recommended to appreciate this turn key ready home. EPC Energy Rating - C/ Council Tax Band - B ".

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## ENTRANCE

Door to front, cupboard, radiator, open into:-

## KITCHEN

7' 3" x 8' 5" (2.21m x 2.57m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob, plumbing for a washing machine, boiler enclosed in cupboard and space for a fridge / freezer. Window to front.

## CLOAKROOM

2' 8" x 5' 3" (0.81m x 1.60m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

## LOUNGE / DINER

14' 8" x 14' 5" (4.47m x 4.39m) (approx) Window to rear, French doors to rear and radiator.

## FIRST FLOOR LANDING

Loft access and cupboard.

## BEDROOM 1

8' 3"(min) (2.51m) 8' 8" (max) x 14' 5" (2.64m x 4.39m) (approx) Two windows to rear and radiator.

## BEDROOM 2

5' 6"(min) (1.68m) 8' 5" (max) x 14' 5" (2.57m x 4.39m) (approx) (L-Shape) Two windows to front and radiator.

## BATHROOM

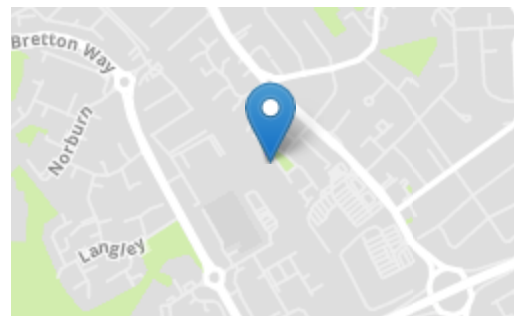
Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to side.

## OUTSIDE

The front of the property has parking for two cars.

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

