



**15 Sages Lane, Walton PE4 6AT**

**£245,000**



**\*\*\* UNIQUE CHARACTER PROPERTY \*\*\*** "Benefitting from no onward chain, this unique property awaits its new owner. The ground floor of the home briefly comprises of 3 reception rooms, conservatory, kitchen and bathroom. The first floor has bedroom 3 with access to bedroom 2 and also stairs up into bedroom one. The 2nd floor comprises of bedroom 1 and a loft store area. There is also a generous garden, garage and parking. Viewings are highly recommended to appreciate its potential. EPC Energy Rating - E/Council Tax Band - C".

### RECEPTION ROOM

10' 7"(min) (3.23m) 12' 4"(max) (3.76m) x 12' 6"(3.76m) 15' 0"(into bay) ( 4.57m) (approx) UPVC double glazed window to front, door to front, radiator and stairs to first floor.

### HALLWAY

Cupboard with window to side.

### LIVING ROOM

14' 2"(min) (4.32m) 14' 8"(max) x 11' 4" (4.47m x 3.45m) (approx) Window to rear, radiator, sliding door to conservatory.

### CONSERVATORY

9' 0" x 13' 1" (2.74m x 3.99m) (approx) French doors to side, Windows to side and rear.

### KITCHEN

8' 4" x 11' 4" (2.54m x 3.45m) (approx) Window to side. Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a slimline dishwasher, integrated fridge, plumbing for a washing machine and radiator. Back entrance with door to rear.

### BATHROOM

8' 4" x 11' 3" (2.54m x 3.43m) (approx) Fitted with a five piece suite comprising low level W/C, wash hand basin, bath, shower cubicle, bidet, cupboard and radiator. Window to rear.

### RECEPTION ROOM/ BEDROOM

10' 9"(min) (3.28m) 14' 2" (into bay) x 10' 4" (4.32m x 3.15m) (approx) Bay window to front.

### FIRST FLOOR

### BEDROOM 3

11' 0" (max) x 12' 3" (max) (3.35m x 3.73m) (approx) Window to front and radiator, stairs to bedroom one. Door to :-

### BEDROOM 2

10' 7" x 11' 9" (3.23m x 3.58m) (approx) Window to front and radiator.

### SECOND FLOOR

### BEDROOM 1

12' 2" x 12' 3" (3.71m x 3.73m) (approx) Window to rear, window to side and radiator.

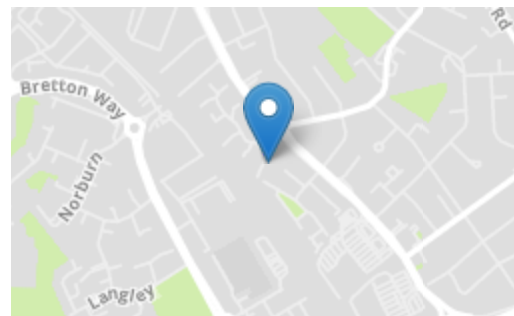
### LOFT AREA

10' 3"(max) x 12' 2"(max)(measurement reduces with slopes) (3.12m x 3.71m) (approx) Window to side. Slopes to walls and the room is not full height.(Maximum height is approx 6' 4")

### GARAGE

### 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		52
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

