



**Willesden Avenue, Walton PE4 6EB**

**£199,995**



Presenting a 3 bedroom end of terrace home that perfectly combines comfort and convenience, ideal for first-time buyers, small families, or investors seeking a fantastic opportunity. Offered with no onward chain. Situated in a well-connected location, residents enjoy easy access to local shops, schools, parks, and public transport. Don't miss this opportunity to acquire a delightful property that offers both space and potential without the worry of any chain. Arrange a viewing today and take the first step onwards making this house your new home. Council Tax Band A rating and an EPC rating of E. There is great potential here for future improvements, perfect for buyers looking to put

### ENTRANCE

Door to front and radiator.

### KITCHEN / DINER

17' 0" x 10' 8" (5.18m x 3.25m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, storage cupboard and radiator. Window to utility.

### LIVING ROOM

10' 9" x 13' 8" (3.28m x 4.17m) (approx) Window to front and radiator.

### UTILITY

9' 7" x 6' 7" (2.92m x 2.01m) (approx) Door to rear, window to rear, space for washing machine, space for tumble dryer and boiler.

### BATHROOM

6' 1" x 5' 9" (1.85m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and radiator.

### FIRST FLOOR LANDING

### BEDROOM ONE

11' 0" x 13' 7" (3.35m x 4.14m) (approx) Two windows to front, radiator and wardrobes.

### BEDROOM TWO

8' 8" x 10' 9" (2.64m x 3.28m) (approx) Window to rear and radiator.

### BEDROOM THREE

8' 0" x 7' 7" (2.44m x 2.31m) (approx) Window to rear and radiator.

### OUTSIDE

The rear of the property is mainly laid to lawn.

### 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.

