



20 Sandringham Road, Walton PE4 6AW

£235,000



*** EXTENDED 3 BEDROOM HOME *** " Located close to Brotherhood retail park, this 3 bedroom semi detached home is a fantastic first time buy or family home. Featuring an entrance hall, dining room, living room, kitchen, 3 bedrooms and a modern shower room. There is also a garden to the rear. Viewings highly recommended. EPC Energy Rating - D/Council Tax Band - B ".

ENTRANCE

13' 3" x 5' 9" (4.04m x 1.75m) (approx) Door to front, stairs to first floor, radiator and cupboard with window to side.

KITCHEN

16' 3" x 5' 7" (4.95m x 1.70m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for cooker, space for freestanding fridge / freezer, space for undercounter washing machine and radiator. Door to side, windows to rear and side.

DINING ROOM

9' 1" (min) (2.77m) 11' 0" (into bay) x 10' 4" (max) (3.35m x 3.15m) (approx) Radiator and bay window to front. Open into:

LIVING ROOM

11' 8" x 10' 4" (max) (3.56m x 3.15m) (approx) French doors to rear and radiator.

LANDING

Loft access and window to side.

BEDROOM ONE

10' 6" (into wardrobe) (3.20m) 8' 6" (min) x 11' 9" (2.59m x 3.58m) (approx) Radiator, built in wardrobe and window to rear.

BEDROOM TWO

10' 5" (max) x 9' 4" (3.17m x 2.84m) (approx) Radiator and window to front.

BEDROOM THREE

5' 9" x 15' 9" (1.75m x 4.80m) (approx) Radiator, cupboard with boiler in and window to sides.

SHOWER ROOM

5' 9" x 5' 8" (1.75m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Heated towel rail and window to front.

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.

