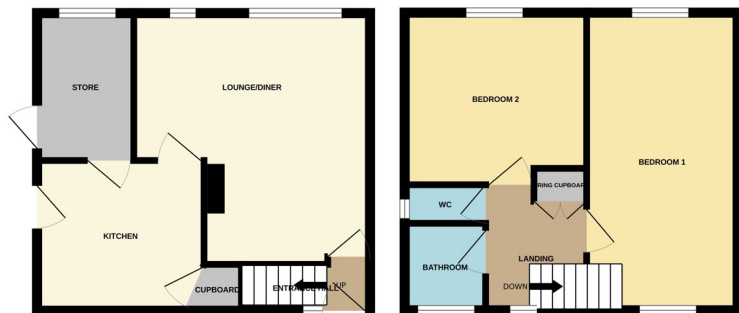




33 Dover Road, Walton PE4 6JG

£180,000



*** FANTASTIC POTENTIAL *** " Located in Walton, this semi-detached home is a great amount of potential. Featuring off road parking, lounge/diner, kitchen, store, 2 bedrooms with bedroom 1 being very generous with space, bathroom and a WC. The rear garden is also a great size. It's certainly the ideal home to put your own stamp on. EPC Energy Rating - E/Council Tax Band - A".

ENTRANCE HALL

Door to front, window to front and stairs to first floor.

LOUNGE / DINER

15' 8"(max) 8' 6"(min) x 13' 8" (max) (4.78m x 2.59m) 8' 8"(min) x 8' 6" (min) (4.17m x 2.59m) (approx) (L-Shape) Two UPVC double glazed windows to rear.

KITCHEN

9' 9" (not including cupboard) x 8' 9" (2.97m x 2.67m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, space for a cooker, plumbing for a washing machine and pantry cupboard. UPVC double glazed window to front, door to side.

STORE

8' 7" x 5' 8" (2.62m x 1.73m) (approx) UPVC double glazed window to rear and door to side.

FIRST FLOOR LANDING

UPVC double glazed window to front, loft access and airing cupboard.

BEDROOM 1

18' 9" x 8' 9" (5.71m x 2.67m) (approx) UPVC double glazed windows to rear and front.

BEDROOM 2

10' 7" x 10' 0" (3.23m x 3.05m) (approx) UPVC double glazed window to rear.

BATHROOM

5' 5" x 4' 7" (1.65m x 1.40m) (approx) Fitted with a two piece suite comprising wash hand basin and bath. UPVC double glazed window to front.

WC

4' 8" x 2' 6" (1.42m x 0.76m) (approx) Fitted with a low level W/C, UPVC double glazed window to side.

OUTSIDE

The front of the property is mainly gravelled offering off road parking with hedges. The rear of the property has fencing, laid to lawn, mature shrubs and garden sheds.

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.

