



2 Marholm Road, Walton PE4 6AY

£160,000



*** NO ONWARD CHAIN *** "Guide price £160,000 - £165,000. This 2 bedroom end of terrace home is a fantastic first time buy or investment opportunity. Featuring an entrance porch, living room, kitchen/diner with store area, 2 bedrooms, modern bathroom and a rear garden. The property is located close to local travel links, public transport routes, secondary and primary schools, as well as Brotherhoods retail park. EPC Energy Rating - E/ Council Tax Band - A".

ENTRANCE

Door to front and cupboard.

LIVING ROOM

12' 3"(max) x 13' 3" (3.73m x 4.04m) (approx) Window to front, radiator and stairs to first floor.

KITCHEN / DINER

9' 7" x 12' 3" (2.92m x 3.73m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, plumbing for a washing machine and space for a fridge / freezer. Door to rear, window to rear.

FIRST FLOOR LANDING

Loft access and cupboard.

BEDROOM 1

7' 7"(min) (2.31m) 10' 9"(max) x 12' 3" (max) (3.28m x 3.73m) (L- Shape) (approx) Window to front and radiator.

BEDROOM 2

6' 5" x 7' 9" (1.96m x 2.36m) (approx) Window to rear and radiator.

BATHROOM

4' 1" x 9' 7" (1.24m x 2.92m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

The rear of the property is mainly laid to lawn with a patio area.

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.

