



54 Willesden Avenue, Walton PE4 6EB

£175,000



*** IDEAL 1ST TIME BUY OR INVESTMENT PROPERTY *** " Located within walking distance to Brotherhood retail park, this mid terrace home features a reception room at the front, an L Shape kitchen that flows round to the bathroom and additional WC. Upstairs you will find 3 bedrooms. In the rear garden there is an outbuilding with double gates to the rear for access. Viewings recommended. EPC Energy Rating - D/Council Tax Band - A".

ENTRANCE

Door to front.

RECEPTION 1

13' 9" x 10' 8" (4.19m x 3.25m) (approx) Window to front and radiator.

KITCHEN

13' 4" (max) (4.06m) 6' 4" (min) x 18' 3" (1.93m x 5.56m) (approx) (L - Shape) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for a fridge/ freezer and two radiators. Window to rear, door to rear.

BATHROOM

10' 8" x 9' 7"(max) (3.25m x 2.92m) (approx) Fitted with a two piece suite comprising wash hand basin, bath, shower and heated towel rail.

WC

Fitted with a low level W/C.

FIRST FLOOR LANDING

Loft Access.

BEDROOM 1

14' 5" (to storage) x 10' 9" (4.39m x 3.28m) (approx) UPVC double glazed window to front, storage space and radiator.

BEDROOM 2

11' 0" x 8' 8" (3.35m x 2.64m) (approx) Window to rear, wall mounted boiler and radiator.

BEDROOM 3

8' 1" x 7' 6" (2.46m x 2.29m) (approx) Window to rear and radiator.

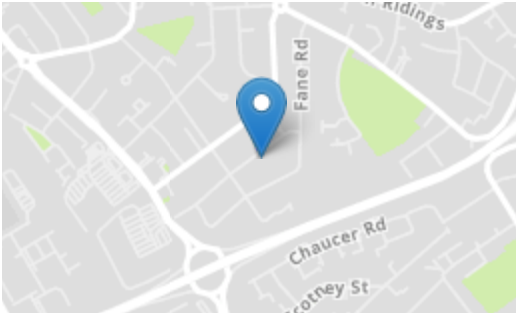
OUTSIDE

The rear garden has an outbuilding with rear access to the back

Communal street parking 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

