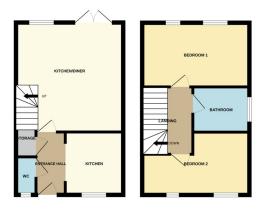






## 4 Frederick Drive, Walton PE4 6BQ

£210,000





\*\*\* IDEAL 1ST TIME BUY OR INVESMENT \*\*\* " Modern and beautifully presented, this 2 bedroom semi detached home is the ideal 1st time buy. Featuring an entrance, kitchen, lounge/diner, WC, 2 bedrooms, bathroom, garden and 2 parking spaces to the front. Viewings are highly recommended to appreciate this turn key ready home. EPC Currently Unavailable/ Council Tax Band - B ".



# 'Making your move easier'

## **ENTRANCE**

Door to front, cupboard, radiator, open into:-

## **KITCHEN**

7' 3" x 8' 5" (2.21m x 2.57m) (approx) Fitted with a range of The floorplan is for illustrative purposes only. Fixtures and base and eye level units with work surfaces over, sink unit fittings do not represent the current state of the property. Not with mixer tap, integrated oven, gas hob, plumbing for a to scale and is meant as a guide only. washing machine, boiler enclosed in cupboard and space for a fridge / freezer. Window to front.

### **CLOAKROOM**

2' 8" x 5' 3" (0.81m x 1.60m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

## LOUNGE / DINER

14' 8" x 14' 5" (4.47m x 4.39m) (approx) Window to rear, French doors to rear and radiator.

## FIRST FLOOR LANDING

Loft access and cupboard.

## **BEDROOM 1**

8' 3"(min) (2.51m) 8' 8" (max) x 14' 5" (2.64m x4.39m) (approx) Two windows to rear and radiator.

#### **BEDROOM 2**

5' 6"(min) (1.68m) 8' 5" (max) x 14' 5" (2.57m x4.39m) (approx) (L-Shape) Two windows to front and radiator.

## **BATHROOM**

Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to side.

## OUTSIDE

The front of the property has parking for two cars.

## AGENT NOTES





all of an offer or contract. Any measurements included are for guidance only and, as such, must fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither fied the legal title of the property. All prospective purchasers must satisfy them: lves as to the correctness and such details provided by us. We accept no cts relating to any property. Any plans scale and are meant as a guide only

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