



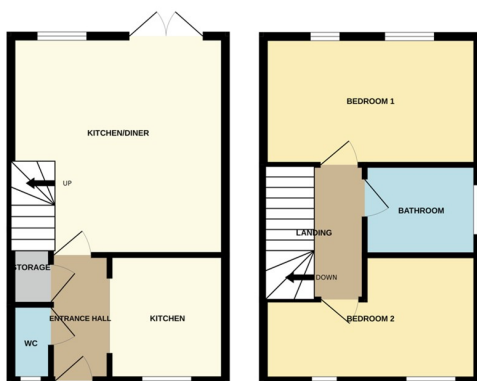
Rosedale
PROPERTY AGENTS

'Making your move easier'



4 Frederick Drive, Walton PE4 6BQ

£210,000



*** IDEAL 1ST TIME BUY OR INVESTMENT *** " 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 "

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 base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, gas hob, plumbing for a 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 x 4.39m) (approx) Two windows to rear and radiator.

BEDROOM 2

5' 6"(min) (1.68m) 8' 5" (max) x 14' 5" (2.57m x 4.39m) (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

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.

