



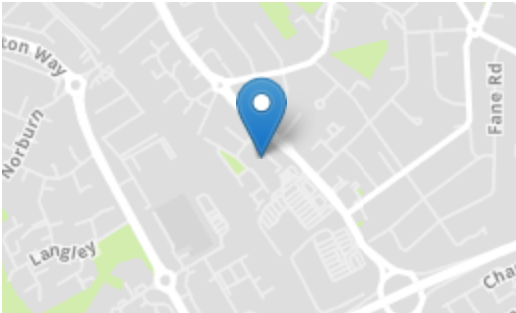
20 Sandringham Road, Walton PE4 6AW

£240,000



***** EXTENDED 3 BEDROOM HOME ***** " Located close to Brotherhood retail park, this 3 bedroom semi detached home is a fantastic first time buy or family home. Featuring an entrance hall, dining room, living room, kitchen, 3 bedrooms and a modern shower room. There is also a garden to the rear. Viewings highly recommended. EPC Energy Rating - D/Council Tax Band - B ".

- ENTRANCE**
 13' 3" x 5' 9" (4.04m x 1.75m) (approx) Door to front, stairs to first floor, radiator and cupboard with window to side.
- KITCHEN**
 16' 3" x 5' 7" (4.95m x 1.70m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for cooker, space for freestanding fridge / freezer, space for undercounter washing machine and radiator. Door to side, windows to rear and side.
- DINING ROOM**
 9' 1" (min) (2.77m) 11' 0" (into bay) x 10' 4" (max) (3.35m x 3.15m) (approx) Radiator and bay window to front. Open into:
- LIVING ROOM**
 11' 8" x 10' 4" (max) (3.56m x 3.15m) (approx) French doors to rear and radiator.
- LANDING**
 Loft access and window to side.
- BEDROOM ONE**
 10' 6" (into wardrobe) (3.20m) 8' 6" (min) x 11' 9" (2.59m x 3.58m) (approx) Radiator, built in wardrobe and window to rear.
- BEDROOM TWO**
 10' 5" (max) x 9' 4" (3.17m x 2.84m) (approx) Radiator and window to front.
- BEDROOM THREE**
 5' 9" x 15' 9" (1.75m x 4.80m) (approx) Radiator, cupboard with boiler in and window to sides.
- SHOWER ROOM**
 5' 9" x 5' 8" (1.75m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Heated towel rail and window 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

