



Walton Park, Walton PE4 6GS

£230,000



*** SPACIOUS CORNER PLOT *** " With a well sized garden and plenty of off road parking, this 3 bedroom detached house is a fantastic opportunity for first time buyers or families alike. The property offers potential to extend or the possibility to open up the downstairs to accommodate different living styles. The home itself briefly comprises of a garage, porch, living room, dining room, kitchen, WC, 3 bedrooms and a bathroom. It's within close proximity to schools, Brotherhood Retail Park and other local amenities. Council Tax Band - B / EPC Energy Rating - D ".

PORCH

Door to front and cupboard.

LIVING ROOM

14' 4" (into bay) (4.37m) 11' 8" (min) x 18' 0" (max) (3.56m x 5.49m) 14' 9" (min) (4.50m) (approx) Bay window to front and two radiators.

INNER HALL

5' 2" x 2' 7" (1.57m x 0.79m) (approx)

DINING ROOM

8' 8" x 13' 2" (2.64m x 4.01m) (approx) French doors to rear and radiator.

KITCHEN

8' 7" x 9' 0" (2.62m x 2.74m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for cooker, space for fridge / freezer and space for slimline dishwasher. Door to rear, window to rear and radiator.

W/C

5' 2" x 5' 4" (1.57m x 1.63m) (approx) Low level W/C, wash hand basin, heated towel rail and space for washing machine. Window to side.

FIRST FLOOR

Window to side and loft access.

BATHROOM

5' 1" (min) (1.55m) 7' 3" (max) x 9' 3" (2.21m x 2.82m) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and side, heated towel rail and cupboard with hot water tank enclosed.

BEDROOM ONE

9' 5" x 10' 9" (2.87m x 3.28m) (approx) Window to rear and radiator.

BEDROOM TWO

7' 3" (min) (2.21m) 8' 4" (max) x 11' 8" (2.54m x 3.56m) (approx) Window to front and radiator.

BEDROOM THREE

6' 0" x 8' 5" (1.83m x 2.57m) (approx) Window to front and radiator.

GARAGE

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.

