



**briggs**  
residential

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**4 KELSO COURT  
WALTON PE4 6AU  
OFFERS OVER £160,000**

**FREEHOLD**



Offered for sale with no chain and featuring a recently installed kitchen, this two bedroom home is set in a popular area and has an easy to maintain fully enclosed garden to the rear. With designated off-road parking, this home, which has recently been re-carpeted and re-decorated, also has gas-fired central heating and is perfect as a first home. Call our team to book your viewing today.

Visit our website: [www.briggsresidential.co.uk](http://www.briggsresidential.co.uk)

**OPENING HOURS**

Mon to Fri. 9.00am until 6.00pm Sat. 9.00am until 4.00pm Sun. Closed

Front entrance door opening to

### PORCHWAY

With open access through to

### LOUNGE 13' x 12' (3.96m x 3.66m)

With radiator, stairs leading to first floor and window to front elevation.

### KITCHEN/BREAKFAST ROOM 12' x 10' (3.66m x 3.05m)

A brand new kitchen with a range of wall and base units with integrated oven with gas hob and extractor above, plumbing for washing machine, fridge space, work surface, wall tiling, built-in store cupboard, window to rear elevation, dining area and door leading to rear garden.

### LANDING

With built-in airing cupboard and access to loft.

### BEDROOM ONE 12' x 10'10 (3.66m x 3.30m)

With radiator and window to front elevation.

### BEDROOM TWO 7'4 x 6'9 (2.24m x 2.06m)

With radiator and window to rear elevation.

### BATHROOM

Comprising panelled bath with shower screen and shower above, wash-hand basin, low flush WC, heated towel rail and window to rear elevation.

### OUTSIDE

The property has a designated parking space just as you approach Kelso Court.

The front garden is block-paved whilst the fully enclosed rear garden is southerly facing and fully fenced with feature stone wall.

EPC RATING: D

COUNCIL TAX BAND: A (PCC)

