



**47 Walton Park, Walton PE4 6GS**

**£230,000**



\*\*\* IDEAL FIRST TIME BUY \*\*\* " Located in a cul de sac location, this semi detached home features a porch, living room, dining room, kitchen, downstairs WC, 3 bedrooms, bathroom, garage, garden and parking. Viewings are highly recommended to appreciate this well presented home. It is ideal for first time buyers or those looking to downsize. EPC Energy Rating - C/ Council Tax Band - B".

**ENTRANCE PORCH**

4' 6" x 7' 9" (1.37m x 2.36m) (approx) Door to front and window to front.

**LIVING ROOM**

11' 8" (min) x 17' 9" (max) (3.56m x 5.41m) 14' 2" (into bay) x 15' 0" (4.57m x 5.41m) (approx) Bay window to front, window to front, radiator and stairs to first floor.

**DINING ROOM**

8' 7" x 12' 6" (2.62m x 3.81m) (approx) French doors to rear and radiator.

**KITCHEN**

8' 7" x 9' 2" (2.62m x 2.79m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for a fridge / freezer, window to rear and door to rear.

**CLOAKROOM**

5' 4"(min) (1.63m) 9' 0"(max) x 5' 0" (2.74m x 1.52m) (approx) ( L-Shape) Fitted with a two piece suite comprising low level W/C , wash hand basin and radiator. Window to side.

**FIRST FLOOR LANDING**

Window to side.

**BEDROOM 1**

9' 3" x 10' 3" (2.82m x 3.12m) (approx) Window to rear and radiator.

**BEDROOM 2**

7' 0" x 11' 9" (2.13m x 3.58m) (approx) Window to front and radiator.

**BEDROOM 3**

7' 2" x 8' 4" (2.18m x 2.54m) (approx) Window to front and radiator.

**BATHROOM**

7' 2" x 8' 4" (2.18m x 2.54m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, heated towel rail and cupboard. Window to rear, window to side.

**OUTSIDE**

The rear of the property has fencing, laid to lawn and a patio area.

**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.

**AGENT NOTES**

The vendor has advised us that the bathroom has been partly refitted with tiling, shower and taps.

