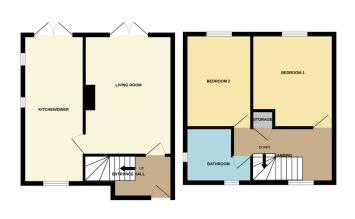




Arundel Road, Walton PE4 6JQ

£210,000





\*\*\* IDEAL FIRST TIME BUY \*\*\* " This well presented home is a fantastic first time buy, featuring a garage, 2 double bedrooms, good sized garden, kitchen/diner, living room and bathroom. Within walking distance to local schools and amenities, you have everything close by! Viewing highly recommended. Council Tax Band - A // EPC rating - C"



# 'Making your move easier'

### **ENTRANCE**

Door to front and stairs to first floor.

## KITCHEN / DINER

19' 3" x 7' 9" (5.87m x 2.36m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with drainer, space for a cooker, integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer and radiator. UPVC double glazed window to front, French door to rear, UPVC double glazed window to side.

## **LIVING ROOM**

15' 6" x 11' 6" (4.72m x 3.51m) (approx) French doors to rear and radiator.

## FIRST FLOOR LANDING

UPVC double glazed window to front, loft access(boiler in loft) and cupboard.

# **BEDROOM 1**

12' 1" x 10' 9" (3.68m x 3.28m) (approx) ( L - Shape) UPVC double glazed window to rear and radiator.

## **BEDROOM 2**

12' 1"  $\times$  8' 7" (3.68m  $\times$  2.62m) (approx) UPVC double glazed window to rear.

## **BATHROOM**

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to front and side

### **OUTSIDE**

The rear of the property has fencing, mainly laid to lawn, patio area and mature shrubs.

### **GARAGE**

Shared access leading to a single 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.

