



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"

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" x 8' 7" (3.68m x 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.

