



136 Arundel Road, Walton PE4 6JQ

£185,000



*** NO ONWARD CHAIN *** " The perfect home to put your own stamp on! Ideal for 1st time buyers, this property features 2 double bedrooms, living room, kitchen, spacious conservatory, cloakroom, bathroom, lean to and store area. Viewings are essential to appreciate the space on offer and potential! Council Tax Band - A / EPC Currently Unavailable "

- ENTRANCE**

Door to front, radiator and stairs to first floor.
- KITCHEN**

8' 5" x 10' 8" (2.57m x 3.25m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated hob, integrated fridge / freezer and radiator. Window to front and window to side.
- LIVING ROOM**

11' 5" (max) x 16' 1" (3.48m x 4.90m) (approx) Sliding doors to rear and radiator.
- CONSERVATORY**

19' 0" x 9' 8" (5.79m x 2.95m) (approx) French doors to rear, door to side, windows to rear and windows to sides.
- LEAN TO**

18' 4" x 5' 5" (5.59m x 1.65m) (approx) Door to front and door to rear.
- UTILITY**

8' 0" x 4' 7" (2.44m x 1.40m) (approx) Space for washing machine, space for dryer and window to rear.
- W/C**

4' 5" x 2' 8" (1.35m x 0.81m) (approx) Fitted with a low level W/C and window to side.
- FIRST FLOOR LANDING**

Window to front, airing cupboard and access to loft.
- BEDROOM ONE**

12' 1" (min) (3.68m) 12' 4" (max) x 8' 7" (3.76m x 2.62m) (approx) Window to rear and radiator.
- BEDROOM TWO**

8' 0" (min) (2.44m) 10' 8" (max) x 12' 4" (max) (3.25m x 3.76m) (approx) Window to rear and radiator.
- BATHROOM**

8' 6" (max) x 6' 1" (max) (2.59m x 1.85m) (approx) L-shape. Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to front, window to side and radiator.
- 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.

