

**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.

