



27 Mead Close, Walton PE4 6BS

£250,000



*** NO ONWARD CHAIN *** Welcome to this charming 3-bedroom semi-detached home, offering comfortable family living with excellent potential to extend (subject to approved planning permission). Situated in a cul de sac location, this property comprises of an entrance hall, living room with bay window, kitchen/diner, cloakroom, 3 bedrooms and bathroom. In summary, this semi-detached home represents an excellent opportunity to secure a well kept home that offers a blank canvas for you to come in and put your own stamp on. Don't miss your chance to explore this home and imagine the possibilities it holds. EPC Energy Rating - D/ Council Tax Band - C".

ENTRANCE HALL

Door to front, radiator, stairs to first floor and cupboard with boiler in.

LIVING ROOM

11' 8" (max) x 12' 6" (Into bay window) 11'2" (min) (3.56m x 3.81m) (approx) Bay window to front.

KITCHEN/DINER

11' 4" (max) 8'2" (min) x 18' 7" (max) 10'8" (min) (3.45m x 5.66m) (approx) L-Shape. Fitted with a range of base and eye level units with work surfaces over, integrated double oven and hob, sink unit with mixer tap over, space for a freestanding fridge/freezer, radiator and French door to rear.

CLOAKROOM

7' 6" x 3' 4" (2.29m x 1.02m) (approx) Fitted with a two piece suite comprising of a low level W/C and wash hand basin. Space for washing machine and dryer. Window to rear.

FIRST FLOOR LANDING

Window to side and loft access.

BEDROOM ONE

11' 8" (max) x 12' 9" (into bay window) 11'2" (min) (3.56m x 3.43m) (approx) Bay window to front and radiator.

BEDROOM TWO

10' 8" (max) x 11' 4" (3.25m x 3.45m) (approx) Window to rear and radiator.

BEDROOM THREE

6' 4" x 6' 1" (min) 8'00 (max) (1.93m x 1.42m) (approx) Window to front and radiator.

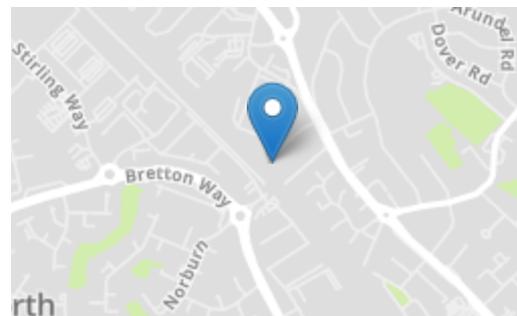
BATHROOM

8' 3" x 7' 5" (2.51m x 2.26m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

OUTSIDE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

