



47 Walton Park, Walton PE4 6GS

£220,000



***** IDEAL FIRST TIME BUY ***** " Located in a cul de sac location, this semi detached home features a porch, living room, dining room, kitchen, downstairs WC, 3 bedrooms, bathroom, garage, garden and parking. Viewings are highly recommended to appreciate this well presented home. It is ideal for first time buyers or those looking to downsize. EPC Energy Rating - C/ Council Tax Band - B".

ENTRANCE PORCH

4' 6" x 7' 9" (1.37m x 2.36m) (approx) Door to front and window to front.

LIVING ROOM

11' 8" (min) x 17' 9" (max) (3.56m x 5.41m) 14' 2" (into bay) x 15' 0" (4.57m x 5.41m) (approx) Bay window to front, window to front, radiator and stairs to first floor.

DINING ROOM

8' 7" x 12' 6" (2.62m x 3.81m) (approx) French doors to rear and radiator.

KITCHEN

8' 7" x 9' 2" (2.62m x 2.79m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated oven, gas hob, plumbing for a washing machine, space for a fridge / freezer, window to rear and door to rear.

CLOAKROOM

5' 4"(min) (1.63m) 9' 0"(max) x 5' 0" (2.74m x 1.52m) (approx) (L-Shape) Fitted with a two piece suite comprising low level W/C , wash hand basin and radiator. Window to side.

FIRST FLOOR LANDING

Window to side.

BEDROOM 1

9' 3" x 10' 3" (2.82m x 3.12m) (approx) Window to rear and radiator.

BEDROOM 2

7' 0" x 11' 9" (2.13m x 3.58m) (approx) Window to front and radiator.

BEDROOM 3

7' 2" x 8' 4" (2.18m x 2.54m) (approx) Window to front and radiator.

BATHROOM

7' 2" x 8' 4" (2.18m x 2.54m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, heated towel rail and cupboard. Window to rear, window to side.

OUTSIDE

The rear of the property has fencing, laid to lawn and a patio area.

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.

AGENT NOTES

The vendor has advised us that the bathroom has been partly refitted with tiling, shower and taps.

