



40 Richmond Avenue, Walton PE4 6DF

£180,000



*** IDEAL FIRST TIME BUY*** " Situated in Walton, this 2 double bedroom semi detached home is a fantastic first time buy or investment. Featuring an entrance, lounge/diner, conservatory, kitchen with additional storage space, 2 double bedrooms, bathroom, garden, and a driveway to the front. Viewings are highly recommended to appreciate how you could put your own stamp on this home. EPC Energy Rating - C/ Council Tax Band - A".

ENTRANCE

Door to front, radiator and stairs to first floor.

KITCHEN

8' 9" x 9' 9" (2.67m x 2.97m) (approx) Fitted with a range of base units with work surfaces over, sink unit, plumbing for a washing machine, space for a slimline dishwasher. Window to rear, window to side and door to side.

INNER HALL

3' 8" x 5' 8" (1.12m x 1.73m) (approx) Wall mounted boiler.

STORE

4' 3" x 5' 4" (1.30m x 1.63m) (approx) Space for fridge/ freezer.

LOUNGE / DINER

8' 5" x 19' 9" (2.57m x 6.02m) (approx) Window to front, radiator and open into:-

CONSERVATORY

8' 7" x 9' 1" (2.62m x 2.77m) (approx) French doors to side, windows to rear and side, radiator.

FIRST FLOOR LANDING

Window to side, cupboard with hot water tank and loft access.

BEDROOM 1

9' 1" x 15' 8" (2.77m x 4.78m) (approx) Window to front and radiator.

BEDROOM 2

10' 1" x 10' 4" (3.07m x 3.15m) (approx) Window to rear and radiator.

BATHROOM

4' 7" x 8' 1" (1.40m x 2.46m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and heated towel rail. Two windows to rear.

OUTSIDE

The front of the property has parking. The rear of the property is mainly laid to lawn with mature shrubs.

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.

