



135 Arundel Road, Walton PE4 6JQ

£269,500



*** CABIN IN GARDEN *** " Beautifully presented throughout, this 3 bedroom semi detached home is a fantastic first time buyer opportunity or family home. Featuring a large log cabin in the garden with heating and air conditioning (the perfect home office space), entrance hall, living area, dining area, kitchen, 3 bedrooms, bathroom, WC, and garage. Viewings are highly recommended to not only appreciate the generous rear garden, but the condition the home is in throughout. EPC Energy Rating - C / Council Tax Band - B ".

ENTRANCE

Door to front, window to side, radiator and stairs to first floor.

LOUNGE

11' 3"(min) (343m) 12' 8"(max) x 13' 3" (max) (3.86mx 4.04m) (approx) Window to front, open fire, radiator and open into:-

DINING ROOM

9' 8" x 10' 5" (2.95m x 3.17m) (approx) French Doors to rear and radiator.

KITCHEN

6' 3" (to cupboard) x 9' 6" (max) (1.91m x 2.90m) 10' 9" (max) x 7' 2"(to cupboard) (3.28m x 2.18m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, five ring gas hob, space for a dishwasher, space for an undercounter fridge, cupboard and radiator. Window to rear and door to :-

GARAGE

9' 5" x 14' 2" (2.87m x 4.32m) (approx) Electric roller garage door to front, wall mounted boiler, space for a freestanding fridge / freezer, plumbing for a washing machine and space for a tumble dryer.

INNER HALL

Door to garden and store cupboard.

WC

Fitted with a low level W/C.

FIRST FLOOR LANDING

Window to side and loft access.

BEDROOM 1

12' 0" x 13' 5"(max) (3.66m x 4.09m) (approx) Window to front and radiator.

BEDROOM 2

10' 4" x 11' 6" (3.15m x 3.51m) (approx) Window to rear and radiator.

BEDROOM 3

6' 2" (min) (1.88m) 8' 6" (max) x 8' 0" (2.59mx2.44m) (approx) Window to front, cupboard and radiator.

BATHROOM

5' 3" x 7' 9" (1.60m x 2.36m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

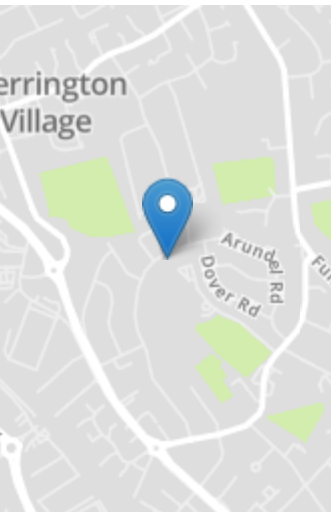
The rear of the property has fencing, laid to lawn, gravel area, patio area and decking section.

CABIN

12' 5" x 12' 5" (3.78m x 3.78m) (approx) Air conditioning unit, French doors to rear, windows to side and front. Electrics.

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		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC