



**Mountsteven Avenue, Walton PE4 6HP**

**£250,000**



\*\*\* BEAUTIFULLY PRESENTED! \*\*\* " With a refitted kitchen, this 2 bedroom bungalow is a unique find! Featuring an entrance hall, living room, modern kitchen, 2 bedrooms, wet room, conservatory, garage, and wrap around outdoor space, this bungalow offers the perfect blend of low maintenance and style. Council Tax Band - B / EPC Energy Rating - D "

### ENTRANCE HALL

Door to front, radiator, cupboard and airing cupboard.

### KITCHEN

12' 7" x 5' 8" (3.84m x 1.73m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, integrated fridge / freezer, integrated hob and oven, integrated dishwasher and space for washing machine. Window to side, window to rear and radiator.

### LIVING ROOM

10' 3" x 13' 8" (3.12m x 4.17m) (approx) Window to rear and radiator. Sliding door to:

### CONSERVATORY

16' 4" x 5' 7" (4.98m x 1.70m) (approx) Door to rear, windows to rear and windows to side.

### BEDROOM ONE

10' 8" x 8' 1" (3.25m x 2.46m) (approx) Window to side and radiator.

### BEDROOM TWO

9' 4" x 7' 1" (2.84m x 2.16m) (approx) Window to front, window to side and radiator.

### WET ROOM

4' 8" x 9' 4" (max) (1.42m x 2.84m) 6' 8" (min) (2.03m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to side and heated towel rail.

### GARAGE

16' 0" x 9' 3" (4.88m x 2.82m) (approx)

### 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.

