



Arundel Road, Walton PE4 6JH

£220,000



*** NO CHAIN *** " Extended downstairs, this semi detached home would make a fantastic first time buy or investment! Featuring an entrance hall, living room, kitchen, dining room, downstairs bedroom, WC, 2 further bedrooms on the 1st floor and a bathroom. There is also a driveway to the front of the property. Viewings highly recommended to appreciate the space this home offers! Council Tax Band - A / EPC Energy rating - B

- ENTRANCE**
 5' 8" x 4' 4" (1.73m x 1.32m) (approx) Door to front, window to side, radiator and stairs to first floor.
- LIVING ROOM**
 11' 9" (min) (3.58m) 13' 4" (max) x 15' 1" (max) (4.06m x 4.60m) 12' 1" (min) (3.68m) (approx) Window to front.
- KITCHEN**
 12' 8" x 6' 8" (3.86m x 2.03m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for cooker, stainless steel sink unit with mixer tap, space for undercounter washing machine and space for freestanding fridge / freezer. Open into:
- DINING AREA**
 12' 0" x 8' 9" (3.66m x 2.67m) (approx) Sliding doors to rear and radiator.
- BEDROOM THREE / RECEPTION**
 10' 0" x 10' 5" (3.05m x 3.17m) (approx) Window to rear and radiator.
- INNER HALL**
 3' 8" (min) (1.12m) 8' 1" (max) x 5' 0" (max) (2.46m x 1.52m) (approx) L-shape. Door to side and wall mounted boiler.
- W/C**
 2' 7" x 5' 1" (0.79m x 1.55m) (approx) Low level W/C, radiator and window to side.
- FIRST FLOOR**
 Window to side.
- BEDROOM ONE**
 15' 1" x 9' 9" (4.60m x 2.97m) (approx) Window to front, two cupboards and radiator.
- BEDROOM TWO**
 7' 2" (min) (2.18m) 10' 5" (max) x 11' 7" (3.17m x 3.53m) (approx) Window to rear and radiator.
- BATHROOM**
 4' 5" x 6' 2" (1.35m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and radiator.
- 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**
 Please note there are solar panels on the property. These are owned by the vendor, full details are held in branch.

