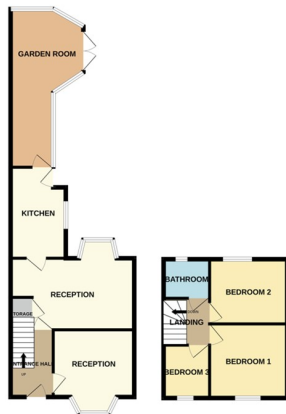




30 Croyland Road, Walton PE4 6HG

£250,000





## ENTRANCE

5' 6" x 8' 8" (1.68m x 2.64m) (approx) Door to front, radiator and stairs to first floor.

## RECEPTION ROOM

9' 9" (min) (2.97m) 12' 0" (into bay) x 10' 6" (3.66m x 3.20m) (approx) Bay window to front and radiator.

## RECEPTION ROOM 2

9' 3" (min) (2.82m) 10' 9" (into bay) x 16' 8" (max) (3.28m x 5.08m) (approx) Bay window to rear, cupboard and radiator.

## KITCHEN

5' 8" (min) (1.73m) 7' 0" (max) x 11' 9" (2.13m x 3.58m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated hob and double oven, space for freestanding fridge / freezer and wall mounted boiler. Door to side and window to side.

## GARDEN ROOM

9' 6" (max) (2.90m) 5' 8" (min) x 20' 4" (1.73m x 6.20m) (approx) French doors to side, windows to rear and sides, base units and radiator.

## FIRST FLOOR

## BEDROOM ONE

9' 9" x 9' 9" (2.97m x 2.97m) (approx) Window to front and radiator.

## BEDROOM TWO

9' 4" x 10' 9" (2.84m x 3.28m) (approx) Window to rear and radiator.

## BEDROOM THREE

7' 8" x 6' 4" (2.34m x 1.93m) (approx) Window to front and radiator.

## BATHROOM

5' 1" x 5' 5" (1.55m x 1.65m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

## OUTBUILDING

3' 1" (min) (0.94m) 7' 6" (max) x 18' 2" (2.29m x 5.54m) (approx) Irregular shape. Door to rear and window to rear.

## 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.

