



25 Balmoral Road, Walton PE4 6AP

£250,000



*** NO ONWARD CHAIN *** " Located at the end of a cul de sac, this 3 bedroom semi detached home is an ideal 1st time buy or investment opportunity. Featuring an entrance hall, dining room, living room, kitchen, 3 bedrooms, bathroom, driveway and wrap around garden. EPC Energy Rating - D/ Council Tax Band - B".

ENTRANCE HALL

Door to front, cupboard with boiler enclosed, radiator and stairs to first floor.

KITCHEN

7' 0" x 12' 6" (2.13m x 3.81m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated dishwasher, integrated oven, hob, integrated fridge. Window to side and door to side.

DINING ROOM

10' 5" x 12' 3" (3.17m x 3.73m) (approx) Two windows to rear, French doors to rear, radiator and open into:-

LIVING ROOM

11' 9" x 12' 4" (3.58m x 3.76m) (approx) UPVC double glazed window to front and radiator.

1ST FLOOR

Window to side.

BEDROOM ONE

10' 6" x 12' 6" (3.20m x 3.81m) (approx)(approx) Bay window to front and radiator.

BEDROOM TWO

10' 5" x 12' 5" (3.17m x 3.78m) (approx) Window to rear and radiator.

BEDROOM THREE

7' 2" x 7' 3" (2.18m x 2.21m) (approx) Window to front and radiator.

BATHROOM

7' 0" x 8' 9" (2.13m x 2.67m) (approx) Fitted with a three piece suite comprising low level W/C, vanity units with wash hand basin, shower cubicle and heated towel rail. Window to rear.

OUTSIDE

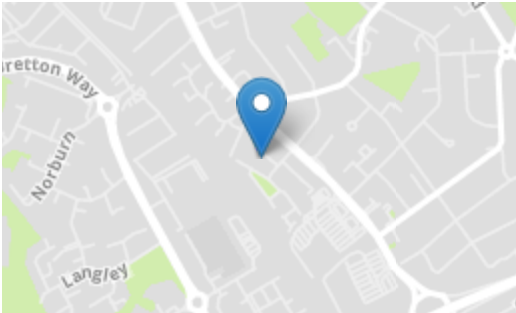
The rear of the property is mainly laid to lawn, with mature shrubs and patio area.

STORE ROOM

UP and over door to front, washing machine and freezer inside.

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		
(81-91) B		
(69-80) C		
(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

