



**Sharman
Quinney**
www.sharmanquinney.co.uk
WERRINGTON 01733 576767
for sale

Walnut Close, Newborough
£315,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Stairs to first floor.

CLOAKROOM: Low level WC. Wash hand basin with mixer tap set in vanity unit. Radiator.

LOUNGE: 6.41m x 3.38m (21'04" x 11'10") Two UPVC Double glazed windows to front. Two radiators.

KITCHEN/DINER:

KITCHEN AREA: 6.40m x 3.06m (21'02" x 10'04") UPVC Double glazed window and French doors to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven. Fitted hob and cooker hood over. Wall mounted boiler. Radiator. Opening to;



DINING AREA: 2.16m x 2.44m (7'11" x 8'03")
UPVC Double glazed window to side. Radiator.

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 3.66m x 3.66m (12'03" x 12'04")
UPVC Double glazed window to front. Radiator.

BEDROOM: 3.66m x 2.14m (12'02" max x 7'05"
plus recess) UPVC Double glazed window to rear.
Radiator.

BEDROOM: 2.75m x 1.85m (9'03" plus recess x
6'10") Skylight window to side. Radiator.

BATHROOM: UPVC Frosted double glazed
window to side. Low level WC. Wash hand basin
with mixer tap. Bath with mixer tap and mains
shower over. Radiator.

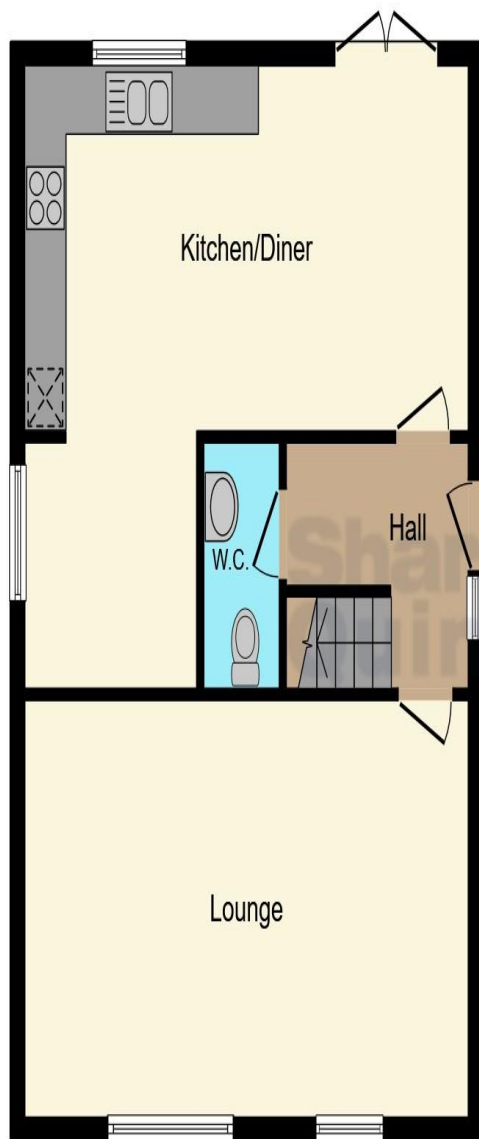
OUTSIDE

FRONT: Gravel driveway providing off road
parking.

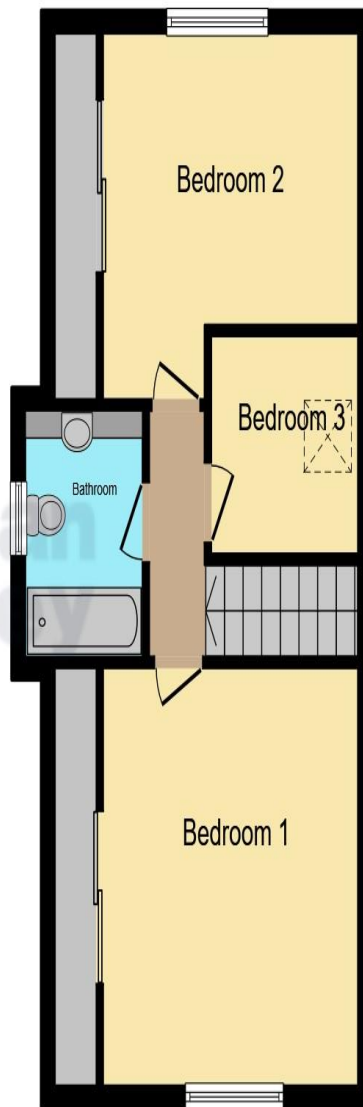
GARAGE

REAR GARDEN: Enclosed by wall, fencing and
hedging. Side gate. Laid to lawn area. Patio.
Decorative gravel area. Shed.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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