



Lincoln Road, Walton
£250,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedrooms
- Dining Room
- Rear Garden
- Off Road Parking
- No Upward Chain

ENTRANCE: Pvcu glazed front door to:

ENTRANCE HALL: Radiator, laminate floor covering, stairs to first floor landing.

DINING AREA: 3.96m x 3.58m (13' x 11'9" into recess) Pvcu double glazed window to rear, radiator, laminate floor, coving to textured ceiling.

LOUNGE: 3.63m x 3.45m(11'11" x 11'4" into recess)
Pvcu double glazed window to front, gas fire, radiator, laminate floor.

KITCHEN/BREAKFAST ROOM: 7.59m x 2.92m (24'11" x 9'7" Max)
Fitted with a matching range of base and eye level units with worktop space over with over, stainless steel sink unit with single drainer and mixer tap, two pvcu double glazed windows to side, double



radiator, ceramic tiled floor, door to:

SUN ROOM: 3.12m x 2.11m (10'3" x 6'11")
Half brick and pvcu double glazed construction
with polycarbonate roof.

FIRST FLOOR

LANDING

BEDROOM ONE: 4.60m x 3.61m (15'1" into recess
x 11'10")
Pvcu double glazed window to front, double
radiator.

BEDROOM TWO: 3.96m x 2.77m (13' x 9'1")
maximum
Pvcu double glazed window to rear, radiator.

BEDROOM THREE: 3.28m x 2.97m (10'9" x 9'9")
Pvcu double glazed window to rear, radiator.

BEDROOM FOUR: 2.92m x 2.03m (9'7" x 6'8")
Pvcu double glazed window to side, radiator.

BATHROOM: Three piece suite comprising bath
with shower over, wash hand basin and WC, pvcu
frosted double glazed window to side.

OUTSIDE

The front is block paved, side gated access. Rear
garden.





Ground Floor

First Floor

Total floor area 140.5 m² (1,512 sq.ft.) approx

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.propertybox.io

**Sharman
Quinney**

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