



10 Hastings Road

PE4 6DD

£240,000



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Situated in the ever popular area of Walton is this lovely presented, semi-detached family home conveniently close to local amenities, schools, Brotherhood Retail Park, with good transport links nearby and in brief, the property comprises.

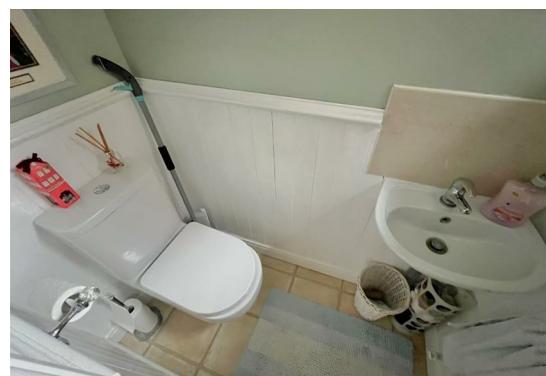
Front the front, into a light and airy hallway with stairs leading to the first floor, to the side, door into a good size living room with window to the front aspect, laminate flooring and a feature surround fireplace, from here, further door leads into a well appointed kitchen/breakfast room comprising an ample range of wall and floor level units and a fitted breakfast bar, furthermore, there is a built in oven with fitted hob over with extractor hood, an integrated dishwasher with space & plumbing for a washing machine, to the side, access into a rear lobby with door into the rear garden with further door, into a two piece cloakroom.

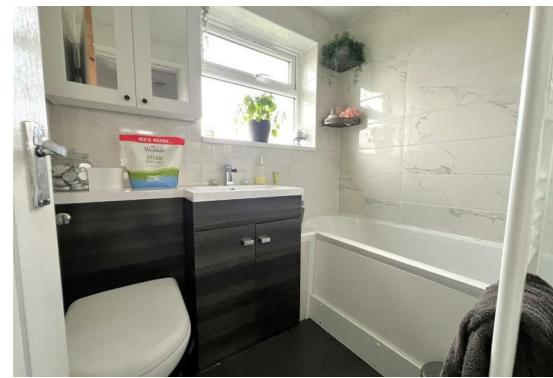
Venturing upstairs, you'll find access to three bedrooms and a re-fitted family bathroom, comprising of, vanity & wc combination unit, panelled bath with mixer tap with hand rain fall shower head and a separate shower attachment, extractor fan and ceiling mounted spotlights.

Outside, to the front, gravel frontage providing off road parking with access to the side which leads to an an enclosed rear garden. An enclosed established rear garden, which is mainly laid to lawn with shrub borders, garden benefits further from a wooden garden shed and a brick built store shed, and an outside tap.

Tenure: Freehold

Council Tax Band: A





Entrance Hall:

Living Room:

13'5" x 15'1" max (4.11m x 4.62m max)

Kitchen/Breakfast Room:

6'10" x 12'11" (2.09m x 3.96m)

Rear Lobby:

Cloakroom:

First Floor & Landing:

Bedroom 1:

10'6" max x 11'9" (3.22m max x 3.60m)

Bedroom 2:

9'10" x 9'1" (3.02m x 2.77m)

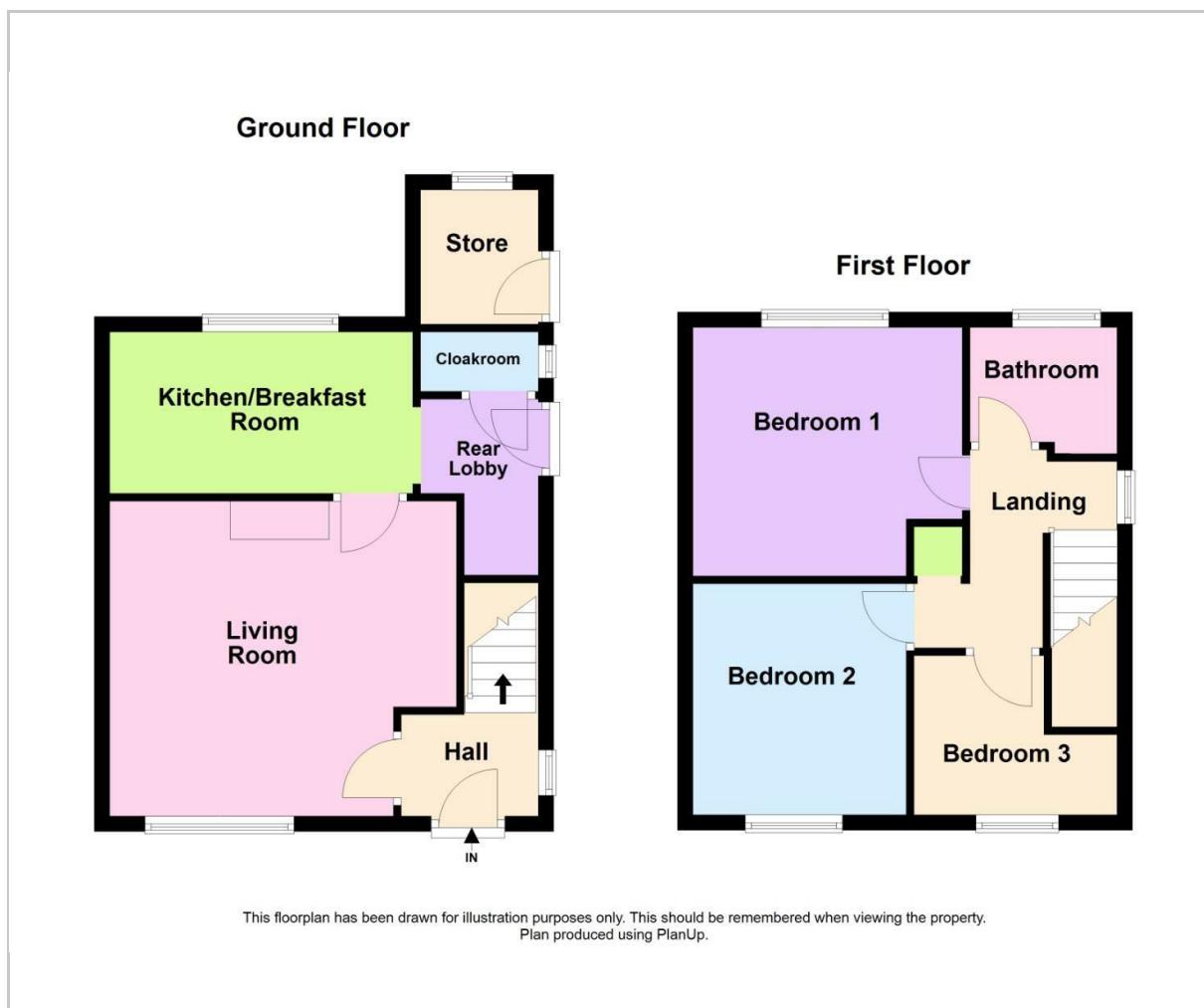
Bedroom 3:

6'10" x 9'1" max (2.09m x 2.78m max)

Bathroom:



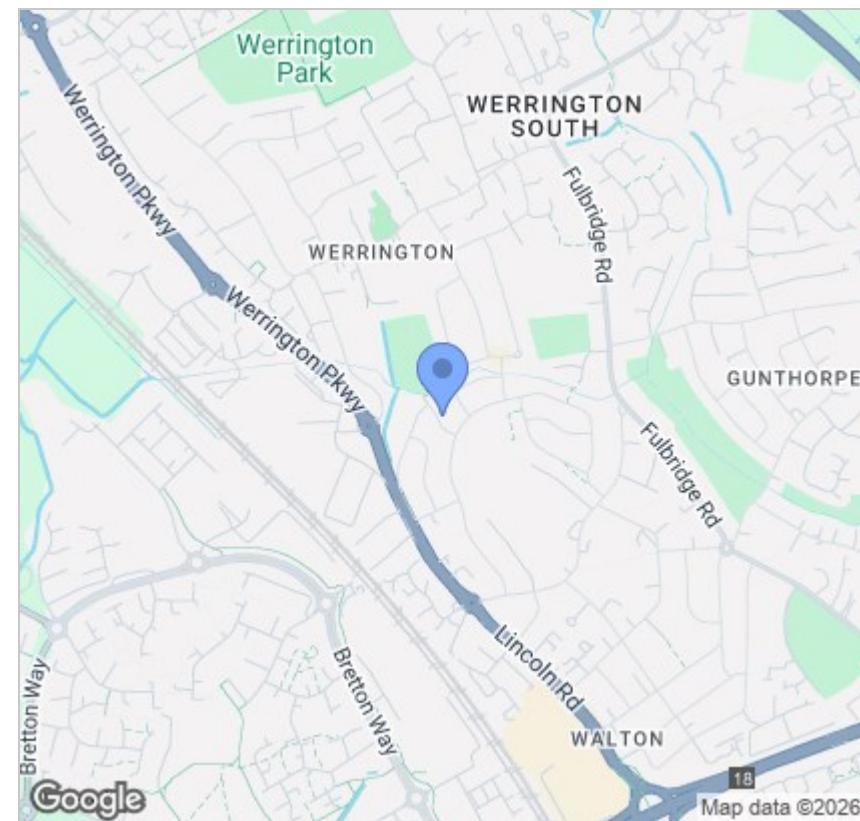
Floor Plan



Viewing

Please contact our Orton Office on 01733 852257
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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