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Walkers Lane

£330,000

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Key Features

- > FIVE BEDROOMS
- > FIVE EN-SUITES
- > LARGE PLOT
- > MULTI-CAR DRIVEWAY
- > FRESHLY RENOVATED
 - > FREEHOLD
- > Tenure: Freehold
- > EPC rating D





Set within the ever-popular Sutton Manor area, this impressive semi-detached property presents an exceptional opportunity to acquire a spacious and beautifully appointed House in Multiple Occupation. Situated on a generous plot on Walkers Lane, the home combines substantial living space with modern comforts, making it ideal for investors or those seeking flexible accommodation.

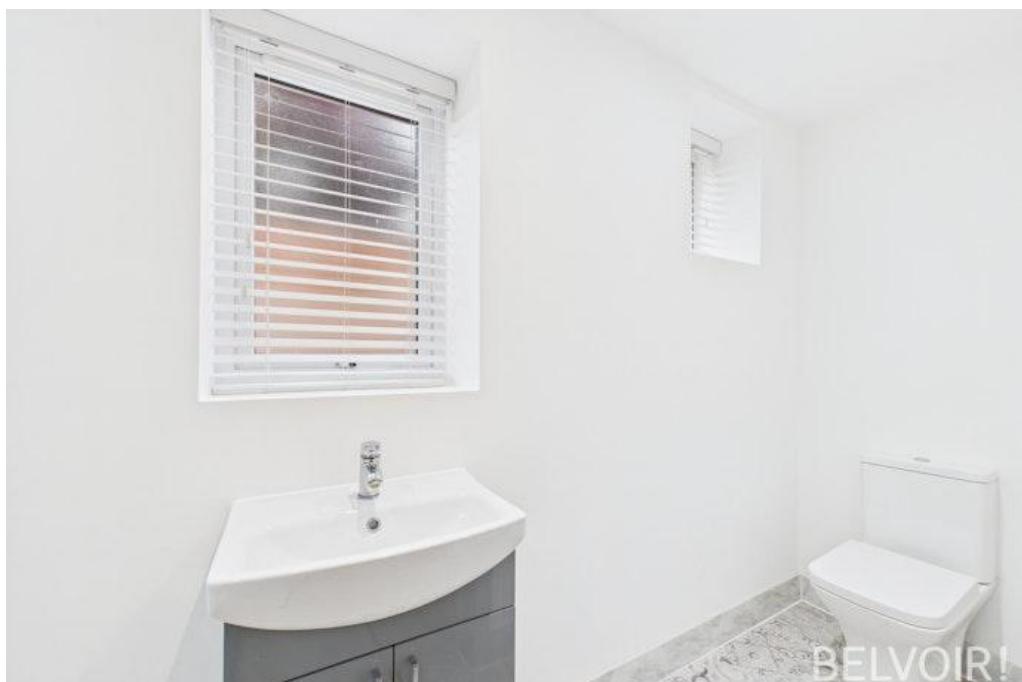
The property boasts five well-proportioned bedrooms, each with its own private en-suite, offering comfort and independence for all residents. At the heart of the home is a striking open-plan kitchen, lounge, and dining area; a bright, sociable space designed for contemporary living. The kitchen is fitted with modern units, integrated appliances, and ample workspace, seamlessly flowing into the dining and lounge areas, perfect for entertaining or relaxing.

Externally, the property benefits from a large frontage with ample driveway parking and a rear garden providing a pleasant space for outdoor relaxation or socialising, with potential for further enhancement. A detached double garage at the rear of the plot offers secure parking, storage, or workshop space. The overall setting combines practicality with a real sense of space, making this property a rare find in the area.

Location is a key strength. Situated close to Lea Green and local industrial hubs, including warehousing, co-packing, manufacturing, and distribution centres, the property is well placed for working professionals. Many shift-based and permanent roles are available within minutes, making it highly convenient for employees in these sectors. Excellent transport links to major roads and public transport further enhance accessibility to surrounding areas and key employment zones. Local amenities, including shops, schools, and eateries, are all within easy reach, providing everyday convenience for residents.



With its combination of size, style, and location, this five-bedroom, all-en-suite semi-detached property represents an outstanding opportunity; whether as a high-yielding HMO investment or a spacious home offering modern living with superb transport connections and generous outdoor space.





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ENTRANCE HALL

10'0" x 10'4" (3m x 3.1m)

Front door to front aspect, Laminate to floor, Radiator to wall, Access to all rooms on the ground floor.

KITCHEN

13'4" x 8'9" (4.1m x 2.7m)

Laminate to floor, Radiator to wall, Integrated appliances.

LIVING ROOM

12'10" x 14'6" (3.9m x 4.4m)

Laminate to floor, Radiator to wall, Access to rear garden, Skylights.

BEDROOM ONE

Carpet to floor, Window to front aspect, Radiator to wall, Access to en-suite.

ENSUITE ONE

Shower with cubicle, Basin, WC, Heated towel rail to wall, Tiles to floor.

BEDROOM TWO

9'2" x 11'11" (2.8m x 3.6m)

Carpet to floor, Window to rear aspect, Radiator to wall, Access to en-suite.

ENSUITE TWO

3'4" x 12'10" (1m x 3.9m)

Shower with cubicle, Basin, WC, Heated towel rail to wall, Tiles to floor, Window to side aspect.

LANDING

7'8" x 5'4" (2.3m x 1.6m)

Carpet to floor, Radiator to wall, Access to all rooms on the first floor.

BEDROOM THREE

9'2" x 6'10" (2.8m x 2.1m)

Carpet to floor, Window to front aspect, Radiator to wall, Access to en-suite.

ENSUITE THREE

5'10" x 4'7" (1.8m x 1.4m)

Shower with cubicle, Basin, WC, Heated towel rail to wall, Tiles to floor.

BEDROOM FOUR

13'5" x 6'6" (4.1m x 2m)

Carpet to floor, Window to front aspect, Radiator to wall, Access to en-suite.

ENSUITE FOUR

3'1" x 5'1" (0.9m x 1.5m)

Shower with cubicle, Basin, WC, Heated towel rail to wall, tiles to floor.

BEDROOM FIVE

10'0" x 9'11" (3m x 3m)

Carpet to floor, Window to rear aspect, Radiator to wall, Access to en-suite.

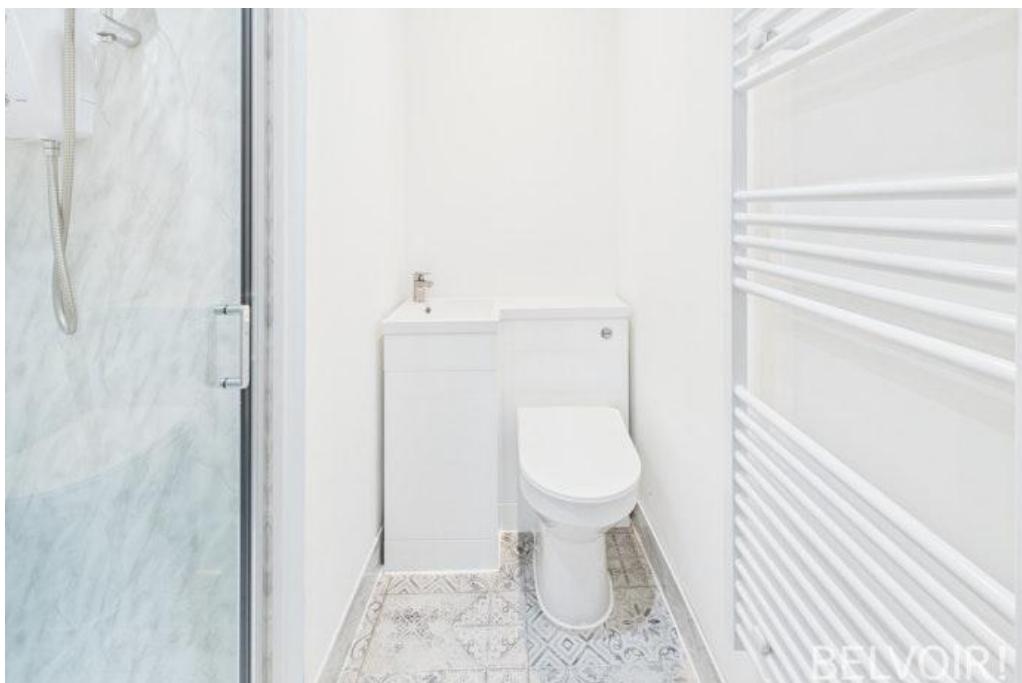
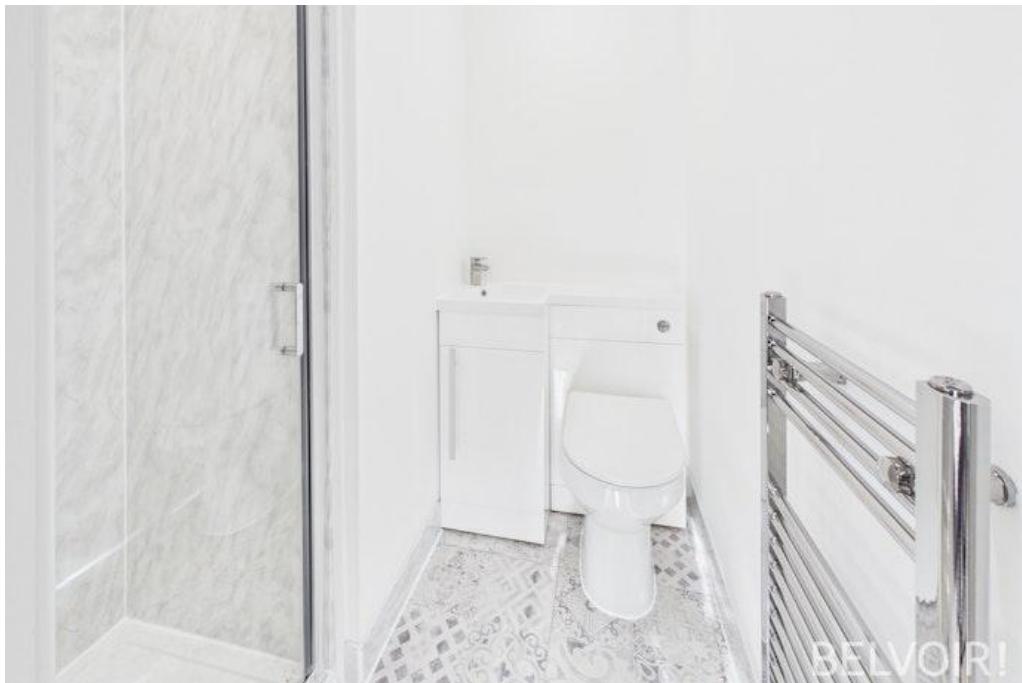
ENSUITE FIVE

3'1" x 4'11" (0.9m x 1.5m)

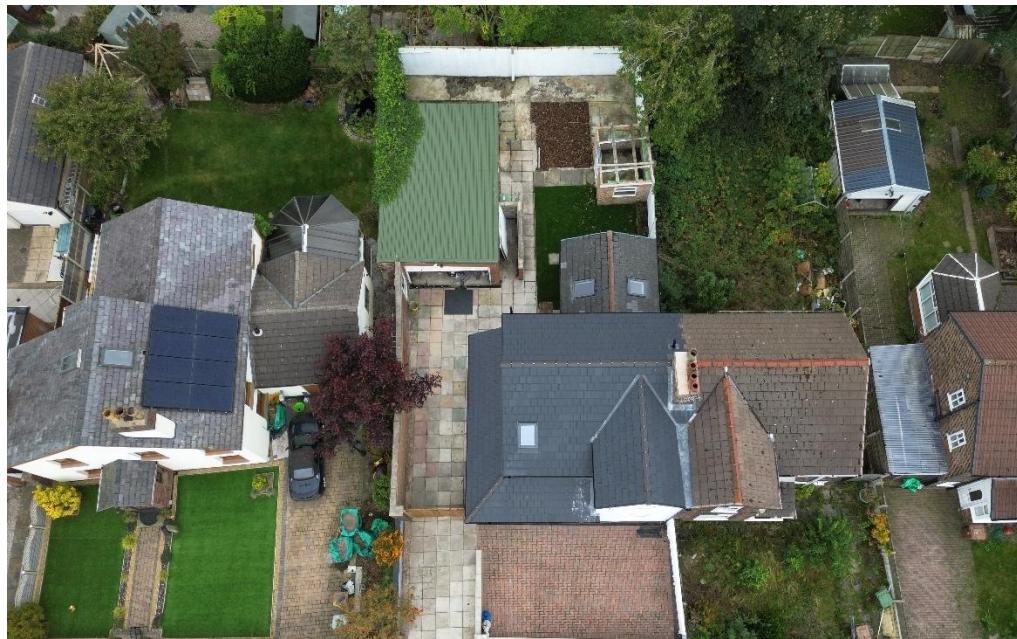
Shower with cubicle, Basin, WC, Heated towel rail to wall, Vinyl to floor.

DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.



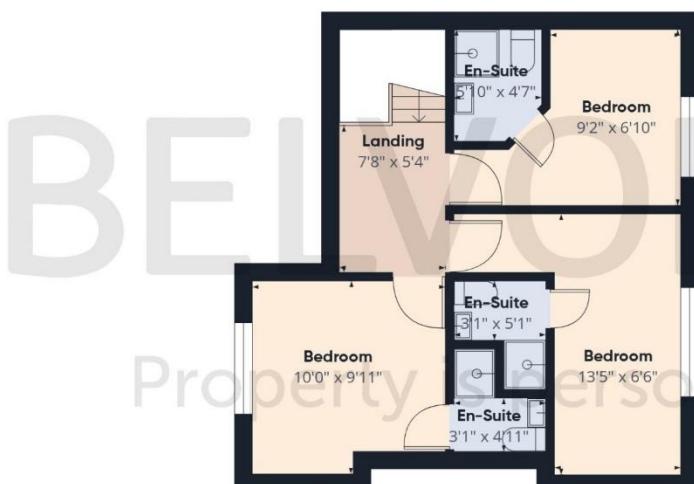






Approximate total area⁽¹⁾

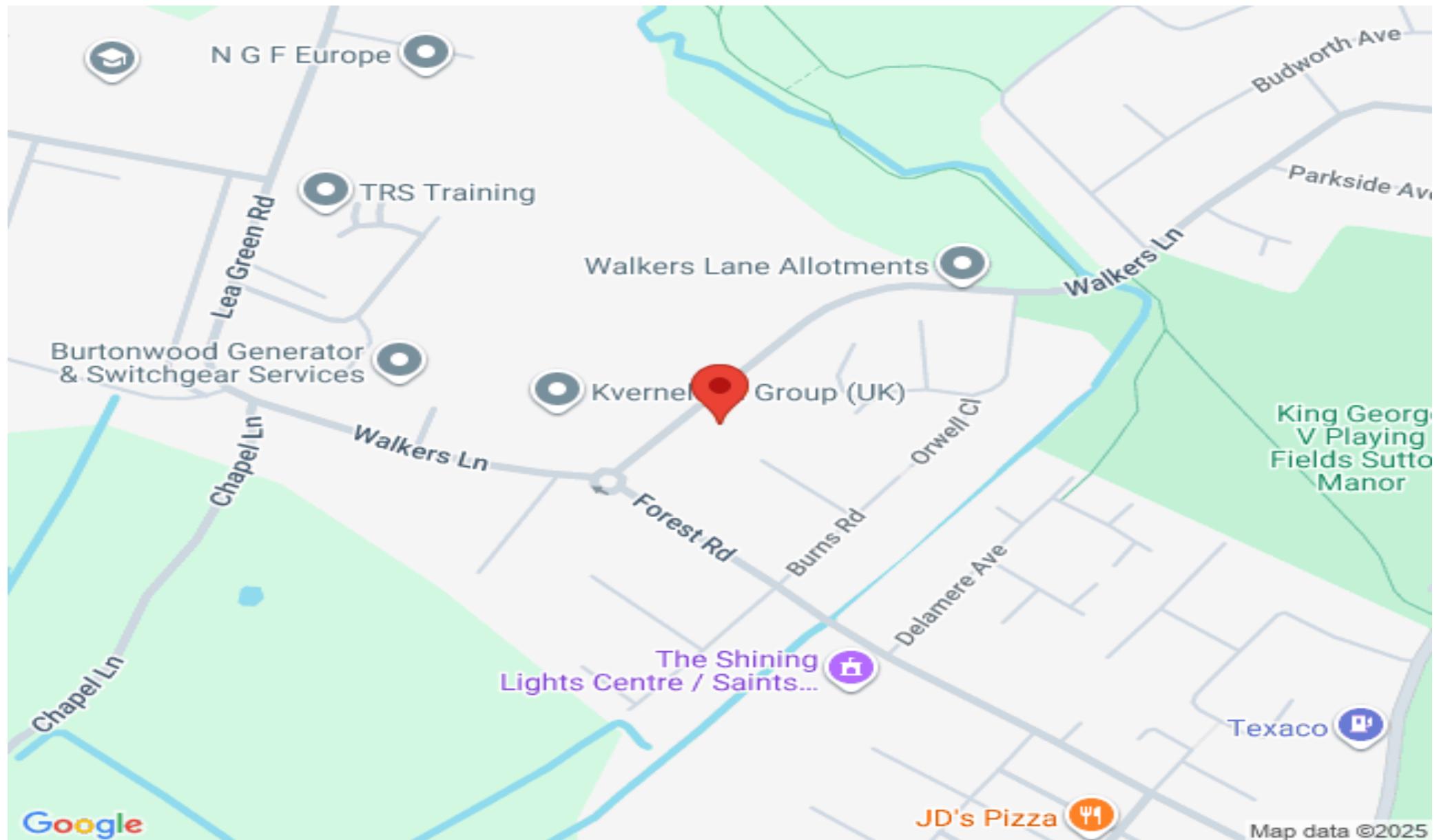
1146 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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