



Raffia Way, Walton, L9 6ES

£219,995

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Walton!



63 Raffia Way, Walton, L9 6ES

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Walton. Benefiting from spacious living accommodation set over 3 floors, lovely landscaped rear garden and stunning Master bedroom with en-suite shower room on the top floor.

The living accommodation briefly comprises of; open plan kitchen/diner, family area and WC/cloaks. To the first floor 2 bedrooms and bathroom with a spacious Master bedroom and en-suite on the 2nd floor.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - 241 years remaining
Ground rent - £150pa
Council tax band - C

GROUND FLOOR

Lounge area 12'11" x 18'0" (3.95 x 5.49)

High quality wood effect laminate flooring with patio doors leading to the rear garden, spotlighting and Velux-style windows. Open plan through to the kitchen area

Kitchen area 13'5" x 8'9" (4.11 x 2.69m)

High quality wood effect laminate flooring with spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks

High quality wood effect laminate

flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'10" x 8'0" (3.31 x 2.45)

Carpet flooring with window to the front elevation and blind

Bedroom 9'8" x 6'2" (2.97 x 1.90)

Carpet flooring with window to the front elevation and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled décor, spotlighting and blind

SECOND FLOOR

Bedroom 12'11" x 15'10" (3.95 x 4.83)

Carpet flooring with Velux-style windows, fitted wardrobes and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and spotlighting

EXTERNAL

Beautifully presented and landscaped rear garden, benefiting from a sunny aspect. Enclosed by panel fencing with patio area, laid to lawn and gated access through to the front of the property, leading to parking for 2 vehicles.

Leasehold - 251 years remaining
Ground rent - £150pa
Council tax band - C





