



1 Richmond Close,
Walton, S40 3JH

OFFERS IN THE REGION OF

£239,950

W
WILKINS VARDY

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EXTENDED FAMILY HOME - FANTASTIC OPEN PLAN FAMILY KITCHEN - UTILITY ROOM - LARGER THAN AVERAGE INTEGRAL GARAGE

Welcome to this charming extended semi detached house located on the popular Richmond Close. This property boasts two generous reception rooms, three good sized bedrooms, and a well-maintained bathroom.

Situated in the popular area of Walton and well placed for accessing nearby Brampton, this extended family home offers convenience with its proximity to various amenities. The highlight of this property is the fantastic open plan family kitchen, perfect for hosting gatherings and creating lasting memories. Additionally, the utility room adds a practical touch to daily living. Parking is made easy and the larger than average integral garage provides ample storage space or potential for conversion.

Don't miss the opportunity to own this lovely home that combines comfort, convenience, and potential.

- Extended Semi Detached Family Home
- Two Good Sized Reception Rooms
- Modern Kitchen with Utility/Store Room
- Three Bedrooms, two of which have Built-off in Storage
- Family Bathroom
- Large Integral Garage & Off Street Parking
- Mature Gardens to the Front and Rear, the Rear being South Facing
- Popular Residential Location
- EPC Rating: D

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 108.1 sq.m./1164 sq.ft. (including Garage)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Hall

Fitted with LVT flooring. A staircase rises to the First Floor accommodation.

A sliding door gives access into the ...

Living Room

13'11 x 10'10 (4.24m x 3.30m)

A good sized front facing reception room fitted with LVT flooring and having a feature fireplace with an electric fire.

Double sliding doors open to give access into the ...

Dining Room

17'5 x 10'2 (5.31m x 3.10m)

A good sized reception room which can also be accessed from the entrance hall, fitted with LVT flooring and having a built-in cupboard.

A uPVC double glazed sliding patio door overlooks and opens onto the rear of the property.

An opening leads through into the ...

Kitchen

10'7 x 9'5 (3.23m x 2.87m)

Being part tiled and fitted with a range of modern cream wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring hob with stainless steel extractor hood over.

Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for an under counter fridge.

LVT flooring and spotlights to the ceiling.

A uPVC double glazed door gives access onto the rear garden.

A door from here gives access into a ...

Utility Room

A useful storage area. A door from here gives access into the garage.

On the First Floor

Landing

With loft access hatch.

Bedroom One

13'0 x 10'11 (3.96m x 3.33m)

A good sized front facing double bedroom having two built-in double wardrobes.

Bedroom Two

11'5 x 10'10 (3.48m x 3.30m)

A good sized rear facing double bedroom having two built-in double wardrobes.

Bedroom Three

8'4 x 6'3 (2.54m x 1.91m)

A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, semi reset wash hand basin with storage below, and a concealed cistern WC.

Vinyl flooring.

Outside

A block paved drive to the front of the property provides off street parking and leads to the Integral Garage having light, power and a built-in store cupboard. There is a lawned front garden with shrubs, screened by hedging.

To the rear of the property there is an enclosed low maintenance south facing rear garden which comprises a paved patio, decorative pebble beds with a paved path, a second paved seating area and raised borders of plants and shrubs.



