



10 Hastings Road

PE4 6DD

Offers over £230,000



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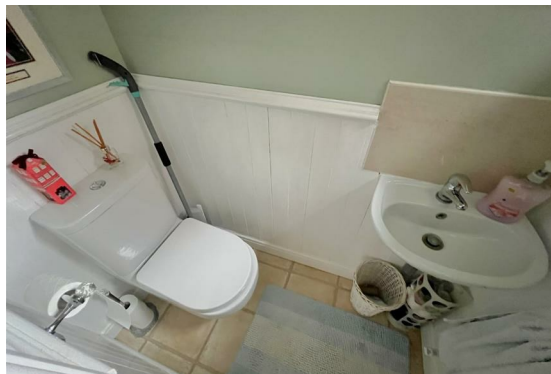
Situated in the ever popular area of Walton is this lovely presented, semi-detached family home conveniently close to local amenities, schools, Brotherhood Retail Park, with good transport links nearby and in brief, the property comprises.

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:



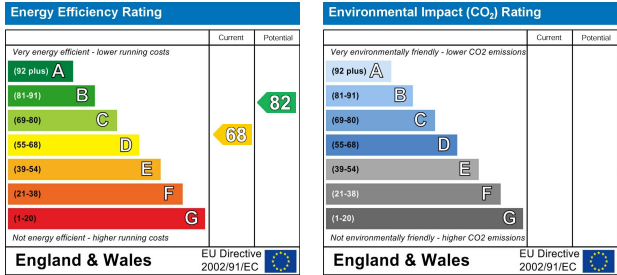
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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