



Warwick Road, Walton  
**£270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Conservatory
- Lounge/Diner
- Off Road Parking
- Garage

## GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. UPVC Double glazed window to side. Radiator. Stairs to first floor.

LOUNGE: 4.26m x 3.65m (14' x 12') UPVC Double glazed window to front. Radiator. Opening to;

DINING AREA: 2.79m x 2.74m (9'02" x 9') Patio door to rear. Radiator.

KITCHEN: 2.79m x 2.87m (9'02" x 9'05") Internal window and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over.



**CONSERVATORY:** 5.38m x 3.37m (17'08" x 11'01") UPVC Double glazed windows to sides and rear. UPVC Double glazed patio door to rear.

## FIRST FLOOR

**LANDING:** UPVC Double glazed window to side. Loft access. Built in cupboard housing wall mounted boiler.

**BEDROOM 1:** 3.40m x 3.75m (11'02" x 12'04") UPVC Double glazed window to front. Radiator.

**BEDROOM 2:** 3.42m x 3.70m (11'03" max x 12'02" max) UPVC Double glazed window to rear. Radiator.

**BEDROOM 3:** 2.79m x 2.28m (9'02" max x 7'06") UPVC Double glazed window to front. Radiator.

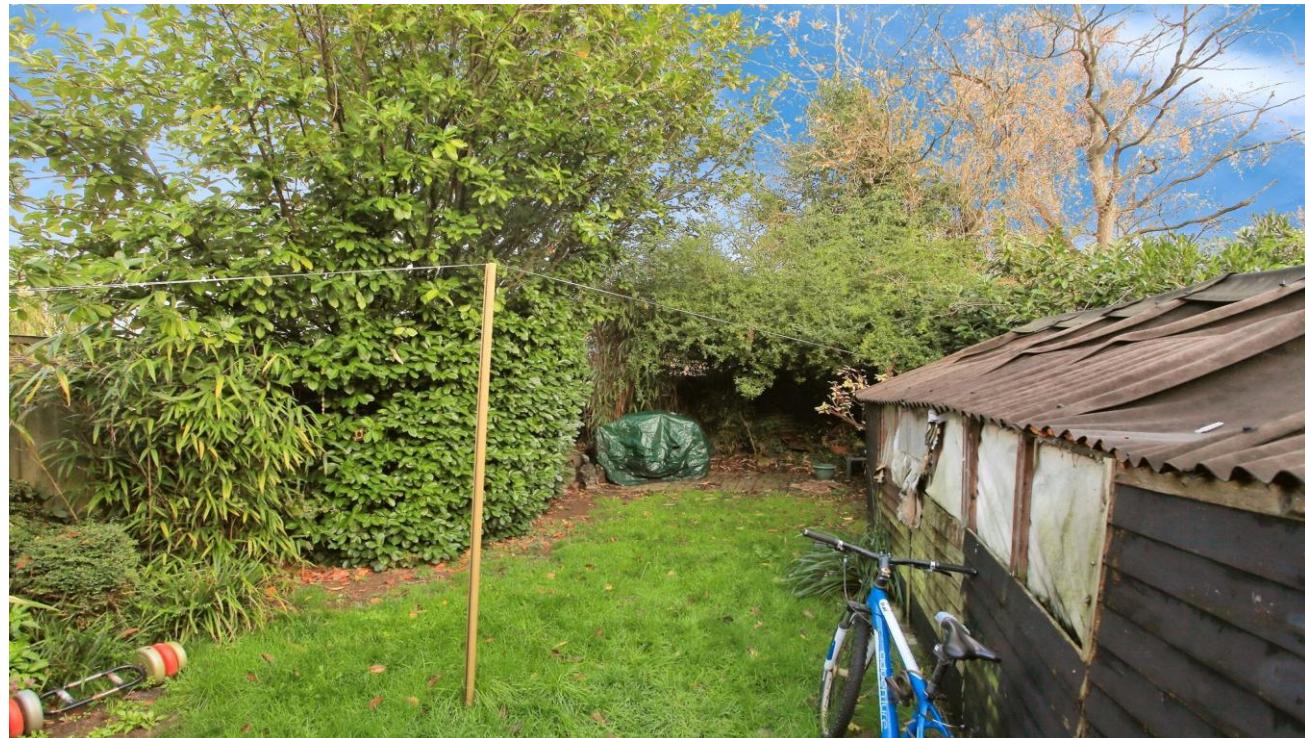
**BATHROOM:** UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Bath. Radiator.

## OUTSIDE

**FRONT:** Driveway providing off road parking.

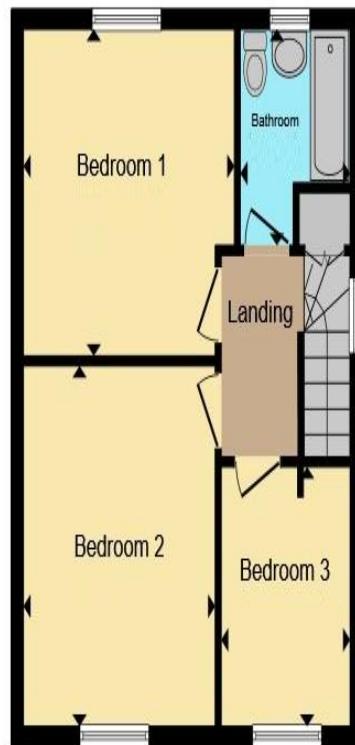
## GARAGE

**REAR GARDEN:** Enclosed by fencing. Patio. Laid to lawn area. Shed.





**Ground Floor**



**First Floor**

Total floor area 112.3 m<sup>2</sup> (1,209 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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# Selling your property?

Contact us to arrange a **FREE**  
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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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