



12 Waltham Road

• TWYDALL

Price: £260,000



12, Waltham Road, , ME8 6XQ
£260,000

- 3 BEDROOM TERRACE HOUSE
- CLOSE TO LOCAL SHOPS & AMENITIES
- RE-FITTED WHITE KITCHEN & BATHROOM
- RECENTLY RE-DECORATED
- LOUNGE & SEPARATE KITCHEN/BREAKFAST ROOM
- REAR GARDEN APPROX 40' IN DEPTH
- NO ONWARD CHAIN!!
- EPC RATING "D"

HARRISONS RESIDENTIAL are delighted to offer for sale this REFURBISHED AND RE-DECORATED 3 bedroom terrace house in Waltham Road, Twydall, which is located within reach of Twydall shops and local amenities.

The property boasts a light and airy feel and is presented in neutral decor throughout, and has the benefit of NO ONWARD CHAIN, and would make an ideal purchase or investment opportunity.

Accommodation comprises porch, entrance hall, lounge, conservatory, UTILITY ROOM AND KITCHEN/BREAKFAST ROOM, 3 separate bedrooms and RE-FITTED BATHROOM.

Externally the property features a rear garden of approx 40' x 40' and a block paved frontage.

To book your viewing call Harrisons today!

Porch

5'2" x 1'9" (1.58m x 0.55m)

Double glazed entrance door. Double glazed windows to front and side. Double glazed door to :

Entrance Hall

5'8" x 6'9" (1.75m x 2.06m)

Stair case to first floor, radiator.

Lounge

15'10" x 9'10" (4.83m x 3.01m)

Double glazed window to front, double glazed sliding patio door to conservatory.

Conservatory

9'1" x 7'3" (2.79m x 2.23m)

Double glazed windows to rear and sides. Double glazed door to garden.

Kitchen/Breakfast Room

12'11" x 8'9" (3.94 x 2.68m)

2 double glazed windows to rear, double glazed door to rear garden. Replacement white fitted kitchen comprising base and eye level units with work surfaces over. Inset stainless steel sink unit with side drainer and mixer tap. Built in electric oven, gas hob with extractor fan over. Integrated fridge.

Utility Room

6'10" x 6'7" (2.09m x 2.01m)

Double glazed window to front. Wall mounted replacement combination boiler. space and plumbing for washing machine,

First Floor Landing

Access to loft space. Double glazed window to rear.

Bedroom 1

15'11" x 9'10" (4.86m x 3.01m)

Double glazed windows to front and rear. 2 radiators.

Bedroom 2

9'1" x 8'2" (2.77m x 2.50m)

Double glazed window to front. Radiator.

Bedroom 3

9'0" x 7'5" (2.76 x 2.27)

Double glazed window to rear. Radiator.

Bathroom

Frosted double glazed window to front. Replacement, white 3 piece suite comprising panelled bath with "Mira" electric wall mounted shower over, vanity unit with inset sink unit and low level WC. Extractor fan. Local tiling. Chrome heated towel rail.

Exterior

Rear Garden : Approx 40ft x 40ft, mainly laid to lawn and paved patio. Fenced to boundaries. Side pedestrian access.

Frontage: Laid to block paving.

NB

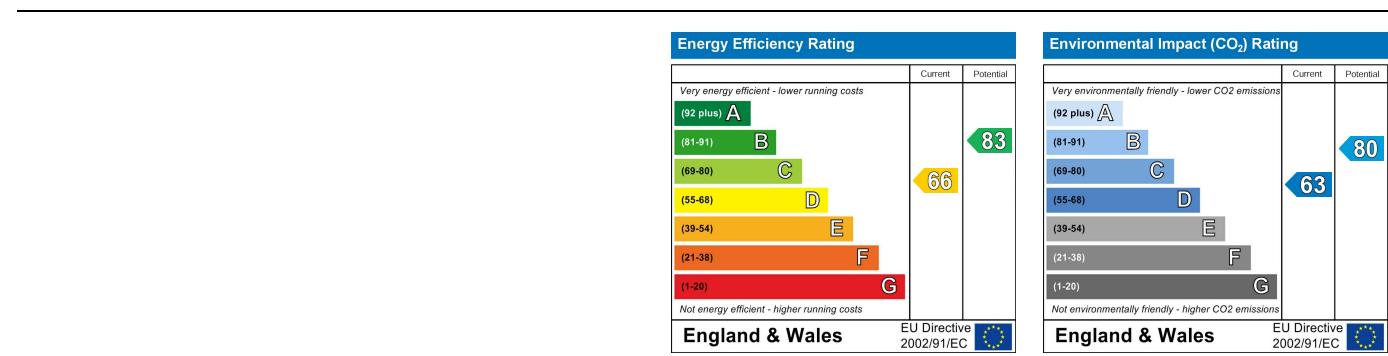
Harrisons Residential recommend a panel of solicitors for which we may receive a referral fee of £150 + vat.

Important Notice

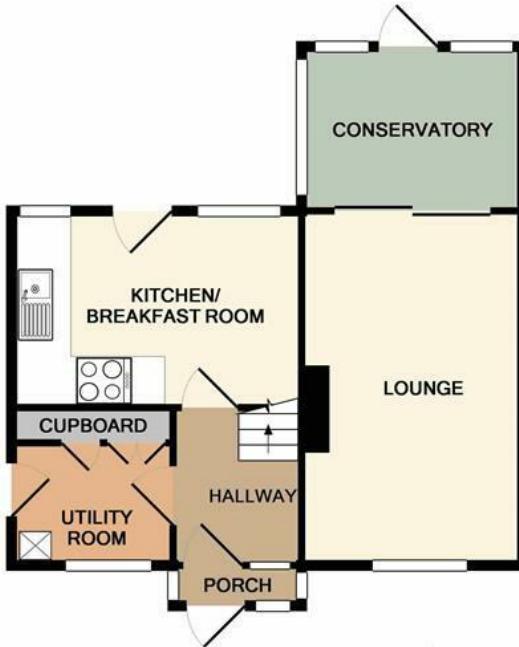
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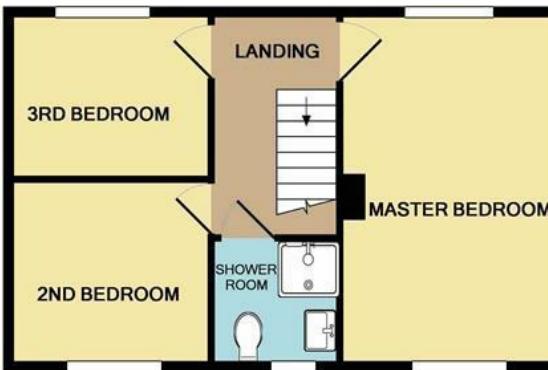
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GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 829 SQ.FT. (77.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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