



## Lynton Walk UB4 8LW

Located in North Hayes and overlooking a picturesque green is this very well presented & spacious mid terrace house offered for sale with no onward chain. Accommodation comprises entrance hall, living room / dining room, luxury kitchen, 3 good size bedrooms & re fitted bathroom. Externally there are attractive front & rear gardens...VIEWING IS HIGHLY ADVISED

## Accommodation

- a well presented mid terrace house
- 3 good size bedrooms
- living / dining room
- beautiful kitchen
- re fitted bathroom
- well kept rear garden
- no onward chain

## Ground Floor

**entrance hall** - fitted carpet, radiator & staircase to first floor

**living room** - 14' 9" x 12' 7" (4.52m x 3.86m) front aspect double glazed window, radiator & fitted carpet

**reverse view** -

**dining room** - 11' 6" x 7' 11" (3.53m x 2.42m) rear aspect double glazed door leading to rear garden, radiator & wooden flooring

**additional view** -

**kitchen** - 11' 6" x 7' 4" (3.52m x 2.25m) range of eye & base level units, single drainer sink unit with mixer tap & tiled splash, one & half bowl sink unit with mixer tap, built in oven & hob with extractor hood over, integrated washing machine, dishwasher & fridge freezer, wood flooring, inset lighting, built in storage cupboard & rear aspect double glazed window

**first floor landing** - fitted carpet & access to loft

**bedroom 1** - 14' 11" x 9' 0" (4.55m x 2.75m) front aspect double glazed window, radiator, fitted carpet & built in storage cupboard

**reverse view** -

**bedroom 2** - 11' 10" x 9' 10" (3.61m x 3m) rear aspect double glazed window, radiator & fitted carpet

**reverse view** -

**bedroom 3** - 10' 1" x 6' 4" (3.09m x 1.94m) front aspect double glazed window, radiator, fitted carpet & built in storage cupboard

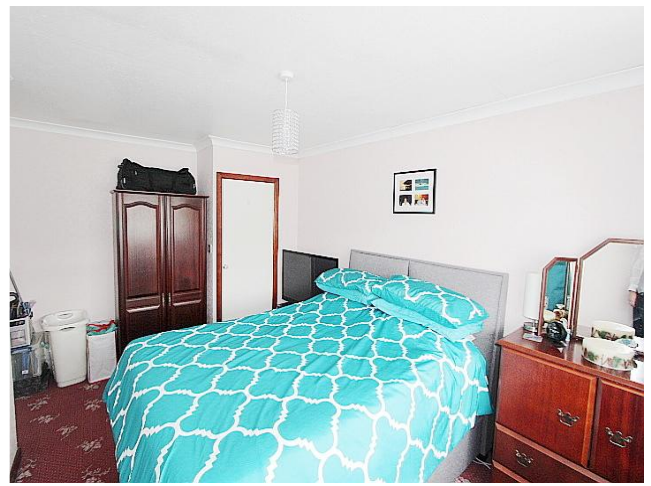
**bathroom** - 7' 2" x 6' 1" (2.2m x 1.87m) walk in double shower cubicle, inset wash hand basin with mixer tap & cupboards under, low level wc, tiled walls & floor, radiator, wall mounted mirror fronted cabinet, inset lighting, extractor fan & rear aspect frosted double glazed window

**reverse view** -



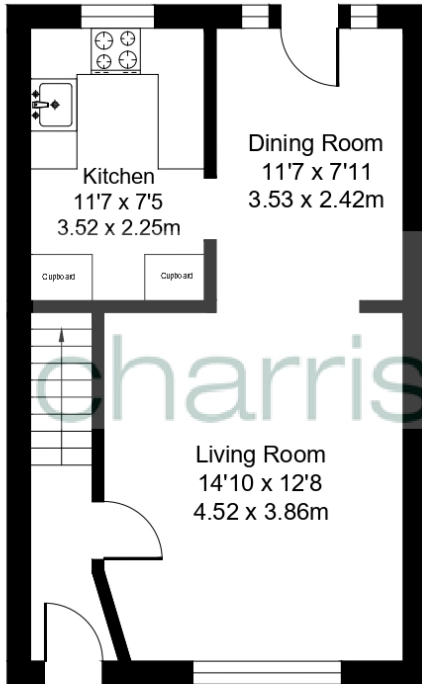
**external** - front & rear gardens, laid to lawn with patio area, external tap, light, timber shed, brick built shed & rear gated pedestrian access

**additional information** - To the rear of the property there is unallocated parking which has the benefit of security from CCTV cameras and floodlighting. Adjacent properties have removed the rear fence to provide a hardstanding for a car. Unallocated parking is also available around the large grassed area to the front of the property

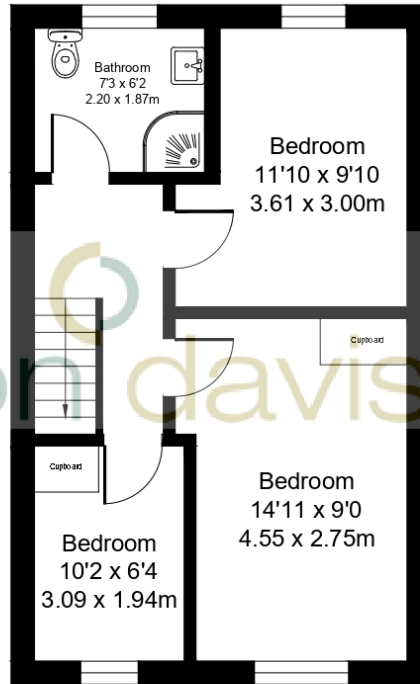




**Ground Floor**  
Approx. 39.5 sq meters (425.43 sq feet)



**First Floor**  
Approx. 39.5 sq meters (425.43 sq feet)



**Total Area Approx. 79.0 sq meters (850.86 sq feet)**

Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		71	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	82
England, Scotland & Wales		EU Directive 2002/91/EC	