



## 121 Shay Lane, Walton - WF2 6LF

£239,950 Freehold

Charming three bedroom period terraced house in a picturesque village. This property has a lovely garden and patio, perfect for outdoor entertaining. Convenient off-street parking adds to the appeal. Ideal for families or professionals. Easy access to amenities.

**Entrance to Living Room**

16' 2" x 17' 0" (4.93m x 5.17m)

With feature stone fireplace with log burner on a stone hearth, exposed beam work, double glazed window with window shutters, two wall light points, double panel radiator, access to useful keeping cellar.

**Open Plan Kitchen Diner**

14' 1" x 12' 4" (4.29m x 3.76m)

Fitted with a matching range of cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, built in double oven with hob and extractor hood over, plumbing for automatic washing machine, tiling between the worktops and wall units, double glazed window and rear entrance door, double panel radiator.

**Stairs lead to First Floor Landing****House Bathroom**

Furnished with white suite comprising wash hand basin set in vanity unit, low flush w/c, panelled bath with shower over and shower screen, exposed beam ceiling, tiling, double glazed window, single panel radiator.

**Bedroom to Rear**

8' 9" x 12' 6" (2.66m x 3.80m)

With exposed beam work, double glazed window, single panel radiator.

**Bedroom to Front**

13' 5" x 7' 8" (4.09m x 2.34m)

With exposed beam work, double glazed window, single panel radiator.

**Bedroom to Front**

10' 0" x 13' 11" (3.05m x 4.25m)

With built in storage cupboard, double glazed window, single panel radiator.

**Outside**

The property is street lined to the front, to the rear, enclosed cottage style garden with paved patio area being south facing with open views. Please note the property has Solar Panels.





GROUND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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