



101 Dundee Close
Fearnhead, Warrington WA2 0UJ

Offers Over
£240,000

SEMI detached, THREE bedrooms, FREEHOLD Title, TURN KEY property, FABULOUS fitted kitchen, DETACHED single garage, EXCELLENT off road parking, uPVC double glazing & GCH, DONT MISS THIS!

Priced to sell this delightful home is set within a popular residential location and is ready to move into. Bright and airy throughout, the space is well proportioned and will be an ideal first time buyer home, buy to let or for anyone looking to downsize.

Briefly comprising; entrance leading to a good sized lounge, fully fitted breakfast kitchen with space for dining. To the first floor there is a generous master bedroom, good sized second, a third room ideal for a study or nursery and a shower room.

There is ample parking and the added benefit of a detached garage. The current owners have paid great attention to detail in the rear yard creating a lovely space for entertaining.

We have been advised by the clients the property is Freehold Title and Council Tax Band B

Please contact Halton Kelly for further information and viewing arrangements.

ENTRANCE

Stairs to first floor. Door leading to Lounge.

LOUNGE

14'4 x 12'5 (4.37m x 3.78m)

Under stairs storage. Doorway to Breakfast Kitchen. Bright and airy room with view to front aspect.

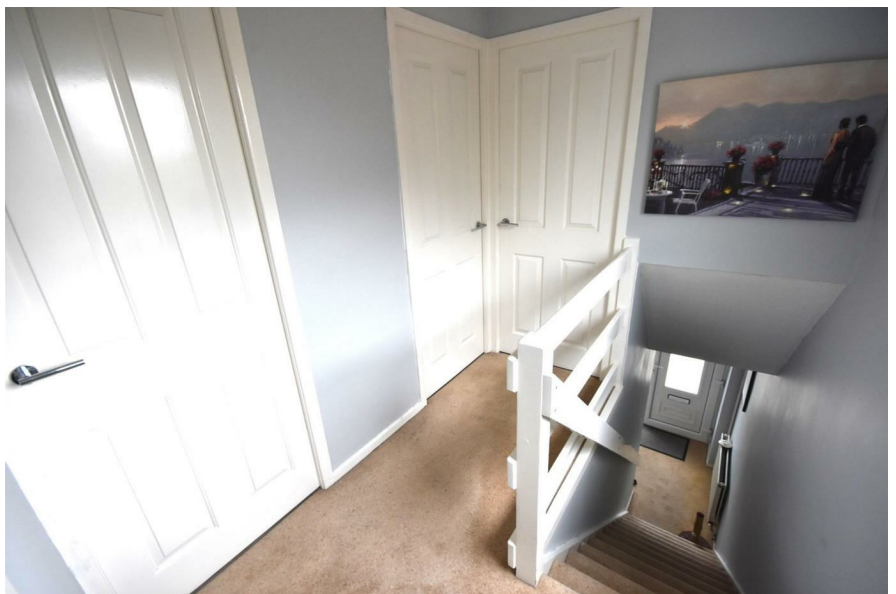


BREAKFAST KITCHEN

Modern fully fitted kitchen with ample storage and fully integrated appliances including; dishwasher, washing machine, full height fridge, full height freezer, oven, microwave, hob with extractor above. Space for dining table and access to the lovely rear garden.

**FIRST FLOOR**

7.77 x 5.96 (2.13m.23.47m x
1.52m.29.26m)
Loft access.



MASTER BEDROOM

9'2 x 13'3 (2.79m x 4.04m)

Spacious double bedroom with sliding mirrored wardrobes.



BEDROOM TWO

9'1 x 9'8 (2.77m x 2.95m)

Good sized bedroom with window to the rear aspect.



BEDROOM THREE/STUDY

9'8 x 6'3 (2.95m x 1.91m)

Ideal study space or nursery with integral cupboard over stairs.

**SHOWER ROOM**

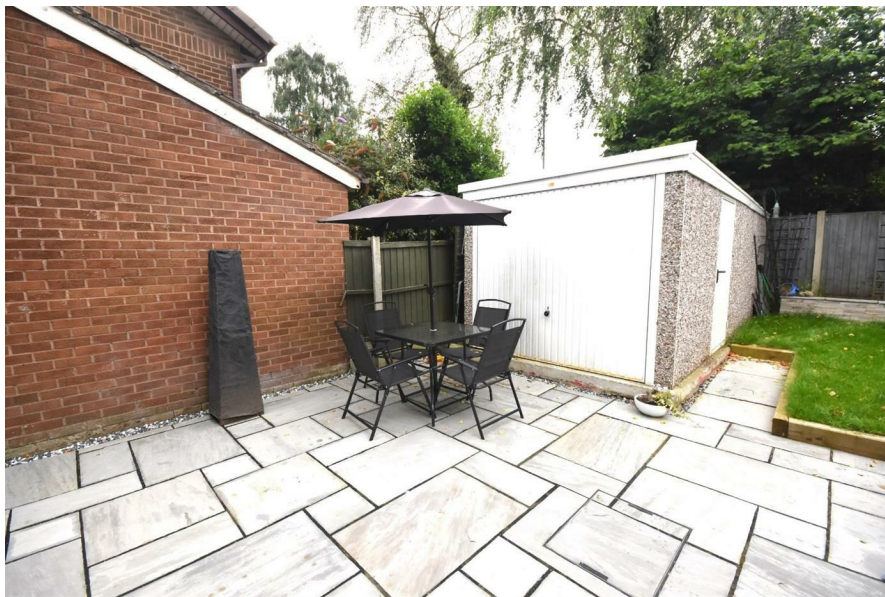
6'2 x 5'5 (1.88m x 1.65m)

Neutral in design, fully tiled with hand wash basin, W.C. and Shower.

**EXTERNALLY**


On approach the property has adequate parking and leads to the detached garage at the rear. The garden has recently undergone renovations and is a pleasant space with a patio and garden laid to lawn.








Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.