



Fairfield Road, Stockton Heath, WA4 2UU

£425,000

3 1 3



A substantial period semi located a prime position on Fairfield Road and benefitting from a South facing garden with direct access onto Alexandra Park at the rear.

The well maintained accommodation briefly includes; entrance hall, lounge, dining room, breakfast kitchen, garden room, first floor landing, three good size bedrooms and a family bathroom.

Easy walking distance to Stockton Heath village centre & all local amenities. Excellent scope for extension / loft conversion if desired (subject to the necessary consents being obtained).

No Chain Delay With This Sale. Early Viewing Essential.

Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

Agents Notes

Tenure: Leasehold

Lease Term: 990 years from 01/05/1902 (868 years remaining)

Ground Rent: TBC





- Substantial Period Semi
- Walking Distance To Village Centre
- Three Reception Rooms
- Well Maintained Accommodation
- Driveway Parking
- Sought After Stockton Heath Location
- Direct Access To Alexandra Park At Rear
- Three Good Size Bedrooms
- South Facing Rear Garden
- No Chain Delay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	