



Fieldway, Clayton, Offers Over £230,000

* SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN & BATHROOM * DRIVE *
* CORNER PLOT * CLOSE TO CLAYTON VILLAGE AMENITIES * GARDENS TO THREE SIDES *

This well presented three bedroom semi detached property is located on a corner plot with potential to extend (subject to planning)

Having a modern fitted kitchen, house bathroom, gas central heating, double glazing, ample parking and gardens. Situated within walking distance of Clayton Village which boasts amenities, shops, schools and Quora retail park nearby. The accommodation briefly comprises hallway, lounge, dining kitchen, three first floor bedrooms and house bathroom. To the outside there are gardens to three sides, together with a driveway providing off street parking.



Hall

With radiator and double glazed window.

Lounge

13'5" x 12'9" (4.09m x 3.89m)

With radiator and double glazed bay window.

Dining Kitchen

19'3" x 12'2" (5.87m x 3.71m)

Modern fitted dining kitchen having a range of wall and base units incorporating oak work tops, tiled splashback, stainless steel sink unit, plumbing for auto washer, breakfast bar, oven, hob and extractor hood, radiator, double glazed window and French doors to rear, cupboard storage.

First Floor

Bedroom One

12' x 11'9" (3.66m x 3.58m)

With radiator and double glazed window.

Bedroom Two

12'9" x 11'10" (3.89m x 3.61m)

With radiator and double glazed window.

Bedroom Three

7' x 8' (2.13m x 2.44m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, radiator, double glazed window.

Exterior

A corner plot garden with decking, lawn and shrub borders. A driveway provides off-road parking.

Directions

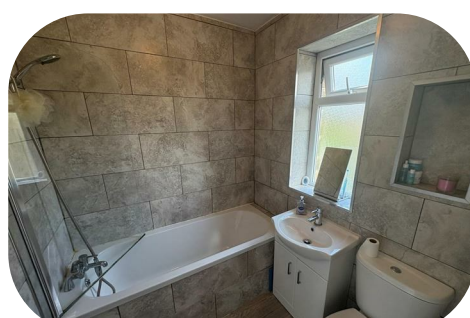
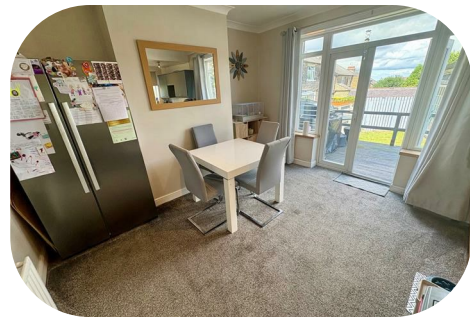
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Baldwin Ln, go through the roundabout, turn left onto Fieldway and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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