





**Offers in Excess of
£400,000**

Situated within the ever sought-after location of Fairfields this three double bedroom semi-detached family home has been well maintained throughout with an accommodation comprising lounge, kitchen/diner, study, Jack & Jill en-suite to main bedroom, family bathroom and additional downstairs cloakroom, gardens and allocated parking for two.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, storage cupboard with plumbing for washing machine and wall-mounted gas boiler, radiator.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, radiator, pedestal wash hand basin.

STUDY

Double glazed window to rear aspect. Radiator.

KITCHEN/DINER

Double glazed double doors to rear, double glazed bay window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated dishwasher, stainless steel sink unit with mixer tap and drainer, gas hob with extractor fan over, built-in oven, integrated fridge freezer, under stairs storage cupboard, two radiators.

LANDING

Stairs rising to second floor. Radiator.

LIVING ROOM

Two double glazed windows to rear aspect. Two radiators.

BEDROOM TWO

Two double glazed windows to front aspect. Radiator.

BATHROOM

Panelled bath, heated towel rail, low level WC, pedestal wash hand basin, extractor fan.

LANDING (Second Floor)

Access to boarded loft space via extending ladder with power and lighting, airing cupboard housing

BEDROOM ONE

Two double glazed windows to rear aspect. Radiator, door to shower room.

BEDROOM THREE

Two double glazed windows to front aspect. Radiator.

JACK & JILL SHOWER ROOM

Shower unit, heated towel rail, pedestal wash hand basin, low level WC, extractor fan, part tiled walls.

OUTSIDE

PARKING

Allocated parking for two cars.

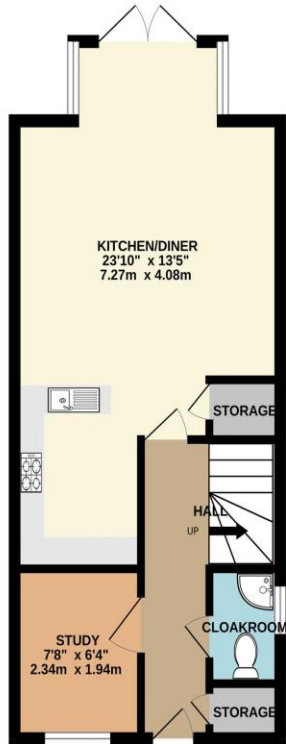
FRONT GARDEN

Steps leading to front door, outside light, flower and shrub beds.

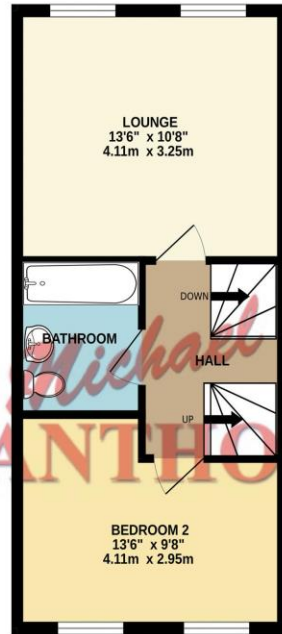
REAR GARDEN

Mainly laid to lawn surrounded by panel fencing, cold water tap, timber storage shed, gated rear access.

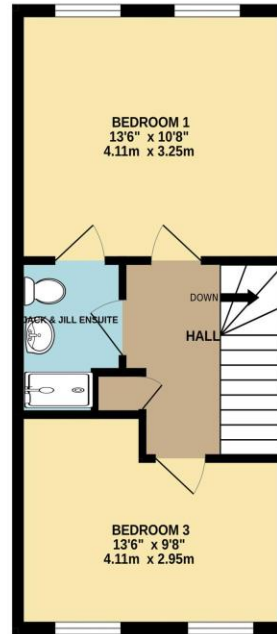
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

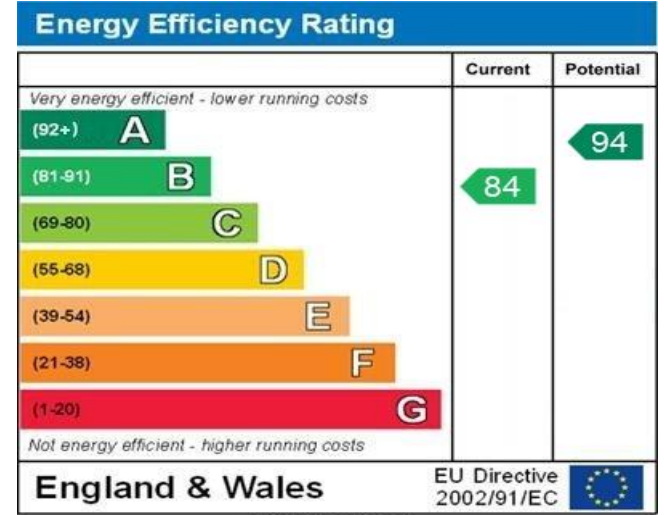


2ND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 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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THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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