

55 FAIRHOLME AVENUE, ECCLESTON PARK, L34 2RN

Offers In The Region Of

£265,000

FEATURES

- · A lovely three bedroom semi detached property
- Entrance hall, lounge with feature fireplace
- · Fitted kitchen with grey gloss units and built in
- Newly fitted carpets on the first floor

Single detached garage

- Situated in a corner plot in a sought after Sitting room and sun lounge
- Family bathroom with a three piece suite and
- Gardens to the front and rear, driveway for off road parking
- An early viewing is advised

















3 Bedroom House - Semi-Detached located in Eccleston Park

Entrance Hall

Ceramic tiled flooring. Central heating radiator with decorative cover. Stairs to the 11'5 x 10'7 first floor accommodation. Understairs storage cupboard

Lounge

14'3 x 11'9

UPVC double glazed bay window to the front aspect. Feature fireplace. Solid wood 8'1 x 6'9 flooring. Central heating radiator. Decorative dado rail.

Sitting Room

16'5 x 10'7

Laminate wood effect flooring. Central heating radiator.

Sun Lounge

10'4 x 7'3

UPVC double glazed windows and door to the rear garden

Kitchen

13'5 x 8'1

UPVC double glazed windows to the rear and side aspects. Laminate wood effect flooring. Fitted with a range of grey gloss wall and base units comprising of cupboards, drawers and contrasting work surfaces and incorporating a single bowl sink unit with mixer tap. Integral appliances include a gas hob, electric oven and extractor hood. Plumbed for an automatic washing machine.

Landing

UPVC double glazed window to the side aspect with stained glass features. Doors to all rooms

Bedroom One

15'1 x 10'11 to wardrobes

UPVC double glazed bay window to the front aspect. Newly carpeted flooring. Central heating radiator.

Bedroom Two

UPVC double glazed window to the rear aspect. Newly carpeted flooring. Central heating radiator. Picture rail.

Bedroom Three

UPVC double glazed window to the front aspect. Newly carpeted flooring. Central heating radiator.

Bathroom

UPVC double glazed window to the side aspect. Fitted with a three piece suite comprising of a step in shower enclosure, a panelled bath and a pedestal wash hand basin. Central heating radiator. Tiled walls. Xpelair fan

WC

UPVC double glazed window to the side aspect. Fitted with a low level wc. Part tiled walls.

External

At the rear of the property is a garden with artificial grass and patio area. Wood burning stove. Water supply Access to the garage

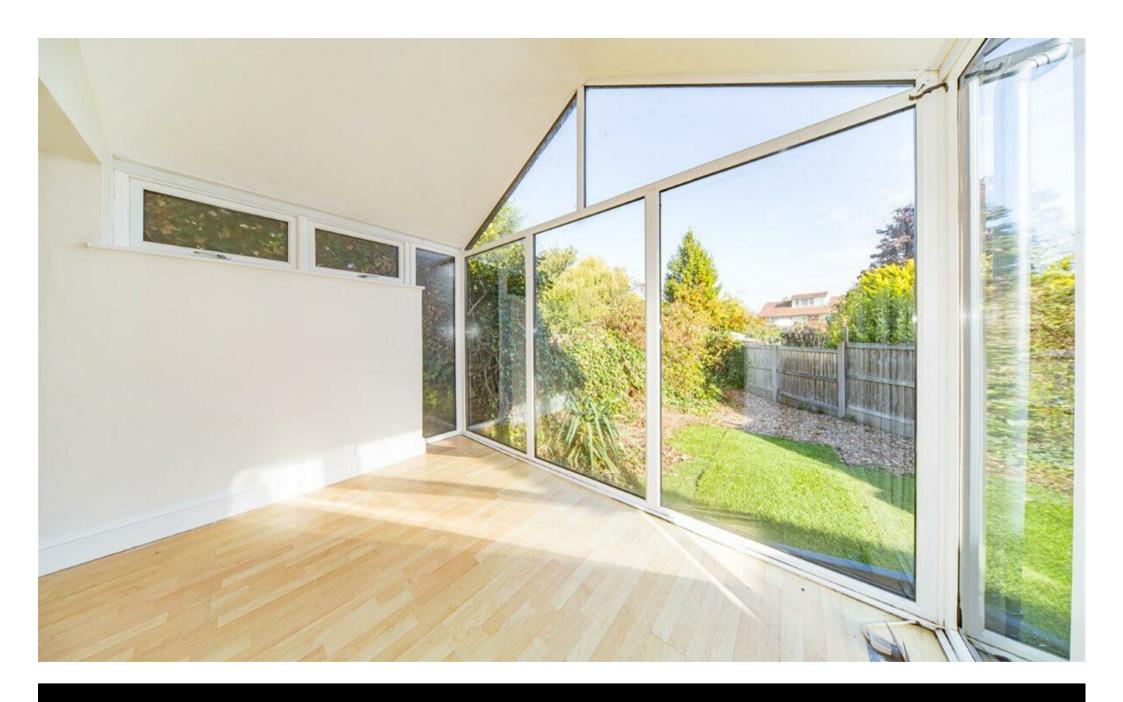
At the front is a well tended lawned garden with shrub and floral displays. Driveway for off road parking leading to a single garage.











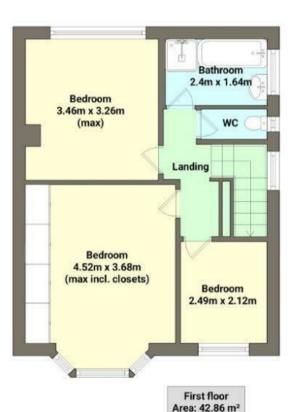












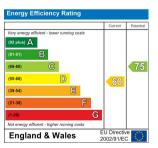
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

