



Fairways Avenue, Benton
Offers in excess of £215,000

**JACK
HARRISON
ESTATES**

A STUNNING 3 BEDROOM MID TERRACE FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE FAIRWAYS AVENUE WITHIN CLOSE PROXIMITY OF A WEALTH OF AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS.

The beautifully appointed accommodation comprises: Entrance hall, lounge, dining kitchen and a utility/rear porch. To the first floor, there are 3 bedrooms and a luxury family bathroom/WC.

Additional benefits include gas central heating and double glazing. Externally, there are gardens to the front and rear.

Entrance hall: Double glazed entrance door, staircase to first floor, understairs cupboard, dado rail, radiator and oak flooring.

WC: Low level WC.

Lounge: 13'3 into alcoves x 13'2: Double glazed window to the front, fitted gas fire, alcoves, telephone point, television point, carpet and double radiator.

Dining kitchen: 8'0 x 19'4: Fitted with a range of wall and base units, built in electric oven and hob, extractor hood, integrated dishwasher, breakfast bar, understairs cupboard, spotlights, laminate floor, double radiator, double glazed window to the rear and double glazed French doors to the garden.

Utility/rear porch: 5'3 x 11'8: Tiled floor, window to the rear, double glazed door to the rear and a door to the outhouse.

First floor landing: Access to the roof space, dado rail, carpet and built in cupboard housing the combi boiler.

Bedroom 1: 11'8 x 10'2: Double glazed window to the front, fitted wardrobes, carpet and radiator.

Bedroom 2: 9'6 x 12'8: Double glazed window to the rear, carpet and radiator.

Bedroom 3: 8'8 x 9'3: Double glazed windows to the front and side, built in cupboard, spotlights, carpet and radiator.

Shower room/WC: 5'4 x 8'2: White 3 piece suite comprising a step in shower cubicle, WC and hand basin. Tiled walls, tiled floor, heated towel rail, spotlights, extractor fan and double glazed frosted window to the rear.

Front garden: Laid mainly to lawn.

Rear garden: Laid mainly to lawn with a paved patio, flower, tree and shrub borders, and fenced boundaries.

