



Fairdale Avenue, Benton
Offers in excess of £200,000

**JACK
HARRISON
ESTATES**

A SUPERB 3 BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A CORNER PLOT ON THE HIGHLY DESIRABLE FAIRDALE AVENUE.

The fairways estate is located within easy reach of an abundance of amenities including Four Lane Ends Metro Station, The Freeman Hospital and Sainsbury's supermarket.

The accommodation comprises: Entrance porch, dining kitchen, lounge, a study/utility room and ground floor WC.

To the first floor, there are 3 bedrooms and a family bathroom/WC.

Additional benefits include gas central heating and double glazing.

Externally, there are gardens to the front, side and rear and a detached garage to the rear.

Entrance porch: Double glazed entrance door, double glazed windows to the front and sides.

WC: Window to the side, low level WC.

Lounge: 12'6 into alcoves x 16'2: Double glazed window to the rear, telephone point, television point, picture rail, coving to ceiling, radiator and carpet.

Study/utility: 11'0 x 9'8: Double glazed window to the side, laminate floor and double glazed door to the side.

Dining kitchen: 21'7 x 21'6: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and gas hob, extractor hood, space for washing machine, integrated fridge/freezer, understairs cupboard, single and double radiators, coving to ceiling, dado rail and double glazed windows to the front and side.

First floor landing: Carpet, dado rail and access to the roof space.

Bedroom 1: 10'7 x 9'5: Double glazed window to the rear, fitted wardrobes, dado rail, television point, carpet and double radiator.

Bedroom 2: 13'0 x 9'7: Double glazed window to the rear, television point, dado rail, double radiator and laminate floor.

Bedroom 3: 9'6 x 7'5: Double glazed window to the front, dad rail, double radiator and laminate floor.

Bathroom/WC: 5'8 x 8'0: White 3 piece suite comprising a panelled bath with rainfall shower over, hand basin and WC. Heated towel rail and double glazed frosted window.

Front garden: Mainly paved.

Rear garden: Laid mainly to lawn with fenced boundaries.

Garage: Detached.

