

Property Particulars

Carleton Avenue, Fulwood.



- **Semi Detached House**
 - ***Head Of Cul de Sac**
 - **Three Bedrooms**
- **Generous Dining Kitchen**
 - **uPVC Double Glazing**
- **Head Of Cul de Sac**
 - **Spacious Lounge**
 - **Gas Central Heating**
- **Great Size, Sunny, Private Rear Garden**

£180,000

A modern semi detached house set at the end of a cul de sac, in the most popular location of Fulwood, being close to Eastway for main road and great motorway connectivity. The property has three bedrooms, spacious lounge, a well equipped dining kitchen, gas central heating and uPVC double glazing. There is a generous size private and sunny rear garden, attached garage and further carport, as well as lots of driveway parking. There are local schools, amenities and supermarkets close by. Viewing is essential to fully appreciate this lovely home, and are strictly by appointment with Marie Holmes Estates.

Entrance Hall -

With door to front elevation, stairs to first floor and door to lounge

Lounge - 17' 0" x 10' 4" (5.18m x 3.15m)

With a uPVC double glazed window to the front, ceiling light, radiator and door to kitchen.



Dining Kitchen - 13' 6" x 8' 10" (4.11m x 2.69m)

With a range of wall, drawer and base units with contrasting working surfaces, gas hob with extractor above and electric oven, laminate flooring, double glazed patio door to the rear, plenty of room to dine, radiator and ceiling lights.



First Floor Landing -

With ceiling light and doors off.

Bedroom One - 10' 4" x 10' 0" (3.15m x 3.05m)

With a uPVC double glazed window to the front, radiator, ceiling light and fitted wardrobe.



Bedroom Two - 10' 1" x 7' 9" (3.07m x 2.36m)

With a uPVC double glazed window to the rear, ceiling light and radiator.

Bedroom Three - 9' 2" x 5' 6" (2.79m x 1.68m)
with a uPVC double glazed window to the rear.



Family Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin, panelled bath with shower over and glazed screening, fully tiled, heated towel rail and opaque uPVC double glazed to the side.

Outside -

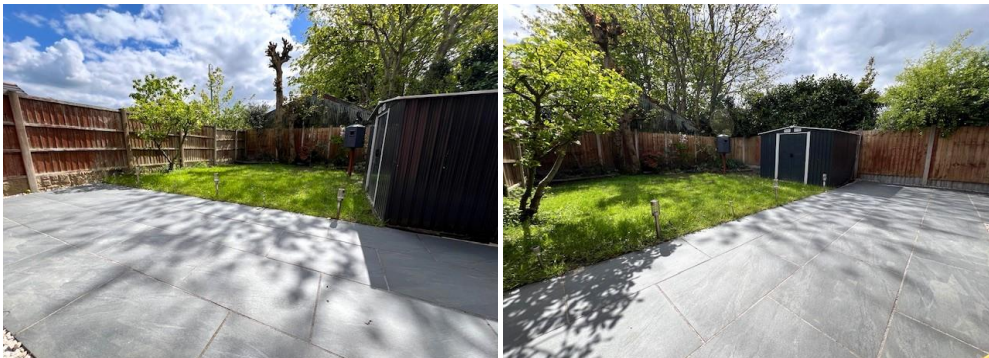
Having lots of parking on the driveway approaching the carport and garage.

Attached Garage -

With personal door to rear garden, power and light.

Rear Garden -

With lawn garden, paved patio and a useful garden store, south facing rear garden.



Disclaimer -

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing - Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property - If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm