

FREEHOLD



House - Semi-Detached

55 FAIRHOLME AVENUE, ECCLESTON PARK, L34 2RN

Offers Over

£250,000

FEATURES

- A lovely three bedroom semi detached property
- Entrance hall, lounge with feature fireplace
- Fitted kitchen with grey gloss units and built in appliances
- Newly fitted carpets on the first floor
- Single detached garage
- Situated in a corner plot in a sought after location
- Sitting room and sun lounge
- Family bathroom with a three piece suite and separate wc
- Gardens to the front and rear, driveway for off road parking
- An early viewing is advised



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3 Bedroom House - Semi-Detached located in Eccleston Park

Entrance Hall

Ceramic tiled flooring. Central heating radiator with decorative cover. Stairs to the 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 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

11'5 x 10'7

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

Bedroom Three

8'1 x 6'9

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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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



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