



Wiston Path, Fairwater

£180,000

- Just a short walk to Fairwater shops and local amenities
- Enclosed rear garden
- Council Tax Band - B
- Walking distance to local Primary and Secondary Schools
- Three bedrooms
- New Boiler
- EPC Rating: C



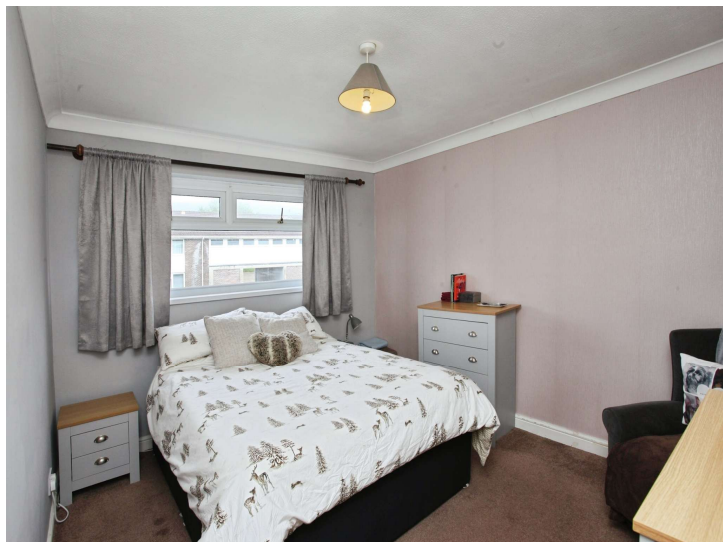
 3
  1
  1



About the property

This well-presented three-bedroom terraced house, ideally located close to excellent transport links, schools, and local amenities, offers a bright living space, modern kitchen, conservatory overlooking the garden, and easy access to major routes—making it perfect for families or first-time buyers.





Accommodation

Internal Porch

Hallway

Living Room

11' 2" x 14' 1" (3.40m x 4.29m)

Kitchen

17' 4" x 8' 9" (5.28m x 2.67m)

Conservatory

7' 6" x 10' 2" (2.29m x 3.10m)

Landing

Bedroom One

11' 2" x 12' 1" (3.40m x 3.68m)

Bedroom Two

9' 2" x 8' 5" (2.79m x 2.57m)

Bedroom Three

7' 2" x 9' 5" (2.18m x 2.87m)

Family Bathroom

7' 9" x 5' 9" (2.36m x 1.75m)

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.