



Fairdale Avenue, Benton  
Offers in excess of £225,000

**JACK  
HARRISON  
ESTATES**

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A BEAUTIFULLY APPOINTED 3 BEDROOM MID TERRACE FAMILY HOME IDEALLY SITUATED ON THIS DESIRABLE, RESIDENTIAL CUL DE SAC.

The property is conveniently positioned for access to an abundance of amenities including a variety of schools and shops as well as Four Lane Ends Metro Station.

The impressive accommodation comprises: Entrance hall, lounge, dining kitchen and ground floor shower room/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 is a double driveway to the front and a good size garden to the rear.

Entrance hall: Double glazed entrance door, LVT flooring, radiator, understairs cupboard and staircase to the first floor.

Lounge: 15'7 into alcoves x 14'7: LVT flooring, double glazed window to the front, alcoves, log burning stove and television point.

Dining kitchen: 9'1 x 18'6: Fitted with a range of base units, Belfast sink, electric oven and hob, integrated fridge/freezer and dishwasher, coving to ceiling, radiator, tiled floor and double glazed window to the rear.

Ground floor shower room: White 3 piece suite comprising a step in shower cubicle, hand basin and low level WC. Tiled walls, extractor fan and double glazed frosted window to the side.

First floor landing: Built in cupboard, carpet and access to the loft space.

Bedroom 1: 12'7 x 10'6: Double glazed window to the front, radiator, carpet and built in wardrobes.

Bedroom 2: 11'8 x 11'9: Double glazed window to the rear, laminate floor, radiator and built in wardrobes.

Bedroom 3: 11'2 x 10'10: Double glazed window to the front, laminate floor, radiator and built in wardrobes.

Bathroom/WC: White 3 piece suite comprising a tiled bath with electric shower over, hand basin and WC. Airing cupboard housing the combi boiler and a double glazed frosted window to the rear.

Front garden: Double driveway.

Rear garden: Laid mainly to lawn with a paved patio and walkways, and fenced boundaries.



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