





House - Detached

5 FOX CLUMP WAY, WHISTON, WHISTON, L35 3AB

Fixed Asking Price

£360,000

FEATURES

- Beautiful four bedroom detached property situated away from the road
- Entrance hall, downstairs cloaks, lounge
- En suite shower room to the main bedroom
- Gardens to the front and rear
- An early viewing is advised
- Located just off Foxes Bank Lane, close to Whiston hospital and transport links
- Dining kitchen with quality units and built in appliances and utility room
- Family bathroom with a three piece suite
- Driveway and single detached garage

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4 Bedroom House - Detached located in Whiston

Entrance Hall
Grey luxury vinyl tiled flooring. Stairs to the first floor accommodation. Understairs storage cupboard. Central heating radiator.

Cloaks
Grey luxury vinyl tiled flooring. Fitted with a two piece suite comprising of a pedestal wash hand basin and a low level wc. Heated towel rail. Part tiled walls. Inset ceiling spotlights.

Lounge
14'5 x 10'7
UPVC double glazed window to the front aspect. Grey luxury vinyl tiled flooring. Acoustic panelling on one wall. Central heating radiator.

Dining Kitchen
17'5 x 10'9
UPVC double glazed french doors leading to the rear garden and window to the rear aspect. Grey luxury vinyl tiled flooring. Fitted with a range of quality wall and base units in 'cobalt blue' comprising of cupboards, drawers and quartz work surfaces and incorporating a 1 1/2 bowl sink unit with mixer tap. Integrated appliances include an induction hob, electric double oven, AEG extractor hood, fridge freezer and dishwasher. Inset ceiling spotlights.

Utility Room
Grey luxury vinyl tiled flooring. Fitted with a double wall units with plumbing for an automatic washing machine and quartz work surface.

Landing
Doors to all rooms. Acoustic panel on one wall. Central heating radiator. Loft access point.

Bedroom One
12'3 x 10'3
UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Fitted mirror fronted wardrobes. Acoustic panelling to one wall. Central heating radiator.

En Suite
Ceramic tiled flooring. Fitted with a three piece suite comprising of a step in shower enclosure with waterfall shower, a pedestal wash hand basin and a low level wc. Heated towel rail.

Bedroom Two
10'9 x 10'4
UPVC double glazed window to the front aspect. Laminate wood effect flooring. Fitted mirror fronted wardrobes. Central heating radiator.

Bedroom Three
8'7 x 6'9
UPVC double glazed window to the rear aspect. Laminate wood effect flooring. Fitted double wardrobe. Central heating radiator.

Bedroom Four
7'3 x 6'9
UPVC double glazed window to the front aspect. Laminate wood effect flooring. Central heating radiator.

Bathroom
Ceramic tiled flooring. Fitted with a three piece suite comprising of a panelled bath with overhead waterfall shower, a pedestal wash hand basin and a low level wc. Heated towel rail. Tiled walls. Inset ceiling spotlights.

External
At the rear of the property is a garden with a sunny aspect with a paved patio area with an artificial lawn. Decorative raised beds with shrub displays.
At the front is an open plan lawn with a driveway for two vehicles. There is also a detached garage with loft space. Two EV chargers

AGENTS NOTES

Please note that although the property is freehold, there is an annual service charge of £80.00









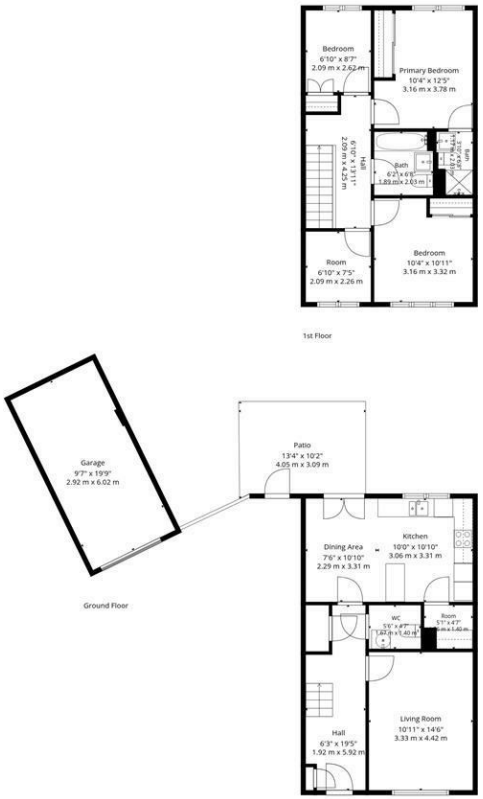












Total: 1265 sq. Ft, 118 m2

Ground Floor: 728 sq. Ft, 68 M2, 1st Floor: 537 sq. Ft, 50 m2

Excluded Areas: Patio: 129 sq. Ft, 12 M2, Walls: 131 sq. Ft, 11 m2

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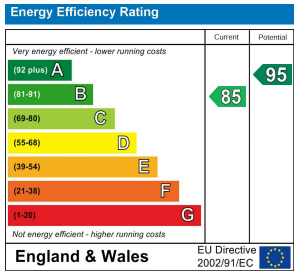
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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