



## Fieldway, Clayton,

**£295,000**

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* EXTENDED \*\*  
\*\* WELL PRESENTED THROUGHOUT \*\* MODERN KITCHEN & BATH/SHOWER ROOMS \*\*  
\*\* FAMILY SIZED \*\* GARDENS, PARKING & DRIVEWAY \*\***

Situated in the heart of Clayton is this delightful three bedroom extended semi detached property. The family sized home offers well presented accommodation and would appeal to a Young/Growing Family. Benefits from a modern fitted kitchen, house bathroom and en suite shower room.

Situated within walking distance of amenities, shops, and local schools.

Briefly comprising of a entrance porch, hallway, lounge, sitting room, dining kitchen, three first floor bedrooms (master having en suite and dressing area).

To the outside there is a large well stocked rear garden with a driveway leading to a detached garage.



## Entrance Porch

## Hallway

Built in storage cupboard and radiator.

## Lounge

12'8" x 13'6" (3.86m" x 4.11m")

Wall mounted fire, radiator and bay window.

## Dining / Sitting Room

19'3" x 12'3" (5.87m" x 3.73m")

Radiator.

## Breakfast Kitchen

18'6" x 17'1" (5.64m" x 5.21m")

Modern fitted kitchen having a range of wall and base units incorporating granite worktops, stainless steel sink unit, tiled splash back, integrated fridge freezer, integrated dishwasher, integrated microwave, plumbing for auto washer, range cooker and extractor fan, breakfast bar, radiator and french doors.

## First Floor Landing

## Bedroom One

13'0" x 11'2" (3.96m" x 3.40m")

Radiator.

## En Suite

Three piece suite comprising shower cubicle, low flush wc, wash basin and radiator.

## Dressing Area

Built in wardrobes.

## Bedroom Two

11'6" x 12'1" (3.51m" x 3.68m")

Radiator.

## Bedroom Three

6'9" x 8'3" (2.06m" x 2.51m")

Radiator.

## Bathroom

Modern three piece suite comprising panel bath with shower over, low flush wc, pedestal wash basin and radiator.

## Exterior

Enclosed lawn and patio garden to rear with driveway leading to a single garage.

## Tenure

FREEHOLD.

## Council Tax Band



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
79	64		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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