

FREEHOLD



House - Semi-Detached

5 FAIRHOLME AVENUE, ECCLESTON PARK, L34 2RN

Asking Price

£295,000

FEATURES

- A substantial four bedroom extended semi detached property
- Situated in a sought after location of Eccleston Park
- Within the catchment for excellent local schools
- Close to shops, transport routes and motorway links
- Entrance hall, downstairs shower room, gym/reception room
- Lounge, dining room and conservatory
- Fitted kitchen with quartz work surfaces and appliances
- Family bathroom with a four piece suite and free standing bath



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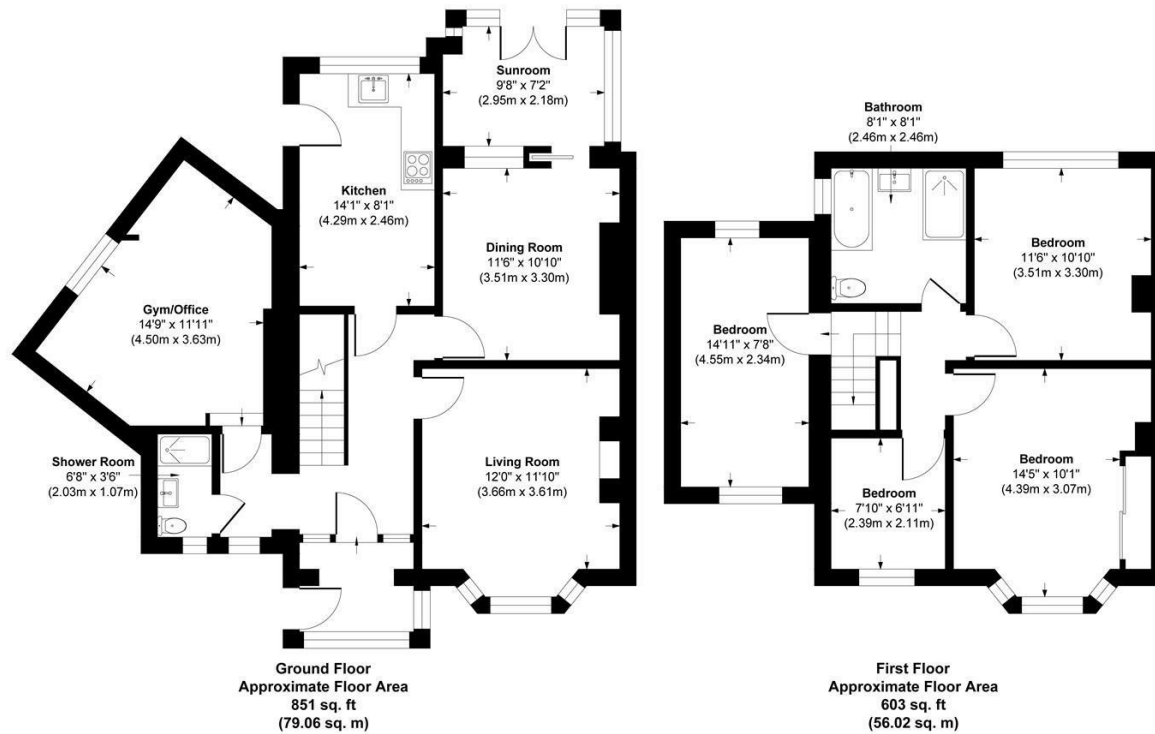
4 Bedroom House - Semi-Detached located in Eccleston Park

An exceptionally spacious four-bedroom semi-detached home in the heart of Eccleston Park

Situated in the highly sought-after area of Eccleston Park and within the catchment for excellent local schools, this substantial four-bedroom semi-detached property offers generous and versatile living accommodation ideal for modern family life. Conveniently located close to local shops, transport routes, and motorway links, the home perfectly balances comfort and practicality.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a contemporary downstairs shower room, and a versatile gym/additional reception room. The bright and inviting lounge features a charming fireplace, while the separate dining room provides an ideal space for entertaining. A conservatory overlooks the rear garden, creating a seamless connection between indoor and outdoor living. The fitted kitchen is finished to a high standard with quartz work surfaces and integrated appliances.

To the first floor are four well-proportioned bedrooms and a stylish family bathroom complete with a freestanding bath.



Approx. Gross Internal Area 1454 sq. ft / 135.08 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	80
(55-68)	D		
(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.

