



Fairway Gardens, Leigh on sea

FAIRWAYS CATCHMENT: OFFERS IN EXCESS OF £315,000: Castle Estate Agents are pleased to offer FOR SALE this Two bedroom-semi detached bungalow, set in this sought after road on the ever popular Belfairs estate within easy walking distance to Fairways junior school, local shops and bus routes.

- Semi- detached bungalow
- Detached garage
- Gas central heating
- Fairways school catchment
- Walk to local shops
- 2 Bedrooms
- Double glazing
- 20ft Lounge/diner
- Local bus routes
- Close to A127

£315,000 Freehold

Front aspect

Raised front lawn, mainly laid to lawn, mature shrub borders, gated side aspect, outside light, Opaque double glazed replacement entrance door to:



Hallway

Radiator, built in cupboard, coving, access to loft space, doors to all rooms:

Lounge/Diner 20'0" by 11'0" (6m 10cm x 3m 35cm)

Two radiators, coving, double glazed window to front, double glazed sliding patio doors onto the rear garden, power points, tv point.



Kitchen 11'4" by 9'3" (3m 45cm x 2m 82cm)

Single drainer stainless steel sink with mixer tap, marbled effect rolled edge work surfaces with wood fronted base, drawer and cupboard units, eye level wall cabinets including corner display units, integrated four ring ceramic hob with oven below, plumbing for washing machine, wall mounted gas boiler serving heating and hot water (not tested), radiator, coved cornicing, double glazed windows to side and rear, double glazed door leading to the rear garden.



Bedroom 1 15'3" by 11'0" (4m 65cm x 3m 35cm)

Two radiators, semi circular opaque stained glass lead light window to side, telephone point, double glazed bay window to front.



Bedroom 2 10'1" by 8'0" (3m 7cm x 2m 44cm)

Radiator, built in wardrobes, coved cornicing, double glazed window to side, power points.



Bathroom

White suite comprising panelled bath with separate thermostatically controlled shower over, pedestal wash hand basin, close coupled wc, tiling to half wall height, radiator, built in cupboards, opaque double glazed window to side.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Rear garden

Commencing with paved patio area, gated side access, remainder being laid to lawn with flower, shrubs and trees, outside tap. access to rear to with parking x One car, access to detached garage:

Detached garage

Up and over door, power and light connected, door to garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	56
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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