

Approx Gross Internal Area
100 sq m / 1076 sq ft

Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

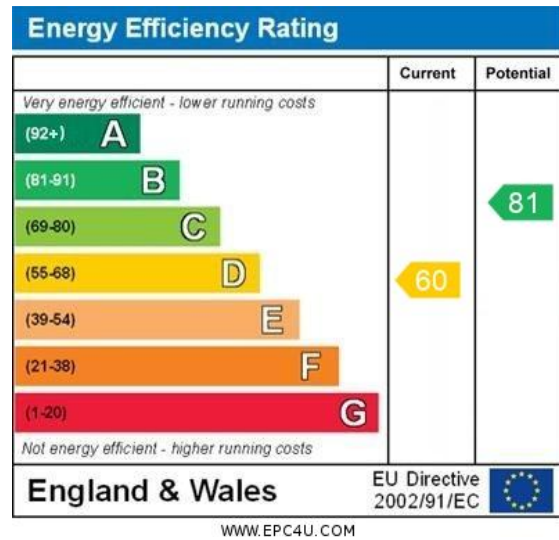
General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

ROSS

Estate Agencies



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Tenure

Freehold

Council Tax Band

C

Contact Details

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LA14 1SB

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Asking Price £270,000

- Well Presented Semi Detached Home
- Sought After Location
- 2 Reception Rooms
- Fitted Kitchen
- 3 Bedrooms Ext Potential (Plans for 4 Beds)
- Bathroom With Separate Cloaks/WC
- Off Road Parking - Large Garage
- CH, DG
- Front/Rear Landscaped Gardens
- Council Tax Band C



Registered Office
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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are pleased to bring to the market this well presented and tastefully decorated semi-detached family home in the sought after location on Fairfield Lane. The property comprises of entrance hallway, leading to two distinctive reception rooms, a pleasant dining room with a bay window. To the rear a separate lounge, with views towards the rear garden, modern fitted kitchen provides access to the mature rear garden. To the first floor the property offers 3 bedrooms, modern fitted bathroom and separate cloaks/WC. The property benefits from central heating, double-glazing, off-road parking for several cars, with access to the garage, easy maintenance front garden with an expansive multi-teared mature rear garden, steps leading down to paved seating areas, with a pleasant, decked seating area. Viewings are highly recommended to appreciate size and standard on offer.

The property also benefits from plans for a garage conversion and kitchen extension, which would create a fourth bedroom (subject to planning permission). Plans available on request.

SERVICES

Gas, Electric, Water, Telephone, Drainage

LOCATION

<https://what3words.com/level.power.polite>

FRONTAGE

Off road parking giving access to the garage easy maintenance front garden with shale area plants/shrubs

PORCH

Double glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, picture rail, coved ceiling, understairs storage, laminate flooring and doors to

LOUNGE

14' 4" x 11' 4" (4.38m x 3.47m)

Double glazed bay window, feature open fireplace with tiled hearth and picture rail

DINING ROOM

14' 6" x 12' 0" (4.43m x 3.68m)

Double glazed bay window, radiator, laminate flooring, picture rail and coved ceiling

KITCHEN

Double glazed window, radiator, double glazed door, fitted wall base drawer units with worktops to compliment, inset stainless steel sink with mixer taps, integrated oven, 4-ring hob with extractor, plumbing for washer, understairs storage

LANDING

Double glazed frosted window, access to the loft and doors to

BEDROOM 1

14' 11" x 12' 1" (4.56m x 3.69m)

Double glazed bay window and picture rail

BEDROOM 2

11' 11" x 11' 3" (3.65m x 3.44m) Double glazed window, radiator and picture rail

BEDROOM 3

7' 2" x 8' 9" (2.19m x 2.68m) Double glazed window and radiator

CLOAKS/WC

Double glazed frosted window, radiator and low-level WC

BATHROOM

Double glazed frosted window, panelled enclosed bath with shower over, pedestal hand wash basin with mixer taps, storage cupboard (boiler) panelled enclosed walls and panelled ceiling

GARAGE

15' 8" x 9' 7" (4.78m x 2.93m)

Up/Over door, storage cupboard and power/light

GARDEN

Rear enclosed easy maintenance rear garden with paved seating areas, steps down to shale area with decked seating area, plants/shrubs, water tap, access to garage and side access gate

AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

