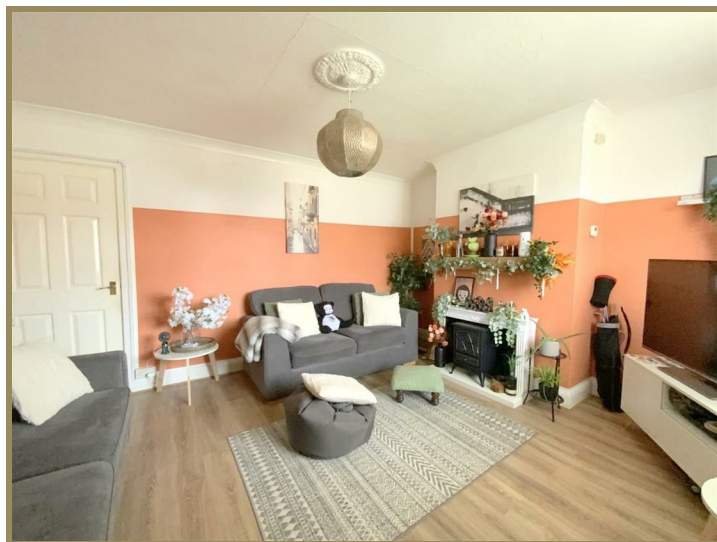




56 Fairway, Waltham, North East Lincolnshire, DN37 0LU
£144,950

Key Features:

- Three Bedroom Semi Detached Home
- Popular Waltham Village Location
- Scope for Modernisation
- Excellent School Catchment
- Generous Rear Garden
- Potential for Off Road Parking

Situated in the ever popular village of Waltham, this three bedroom semi detached home on Fairway is ideally positioned for local amenities and well regarded schools, making it an excellent choice for families and first time buyers alike.

The property would benefit from a scheme of refurbishment, offering an opportunity for purchasers to update and personalise the accommodation to their own tastes. Comprising an entrance hall, living room, kitchen, and downstairs bathroom. To the first floor are three bedrooms.

Externally, the property stands within good sized lawned gardens, providing ample outside space, along with potential to create off road parking to the front, subject to the necessary consents.



LIVING ROOM
14'2" x 12'5" (4.33 x 3.81)

KITCHEN
10'1" x 8'7" (3.08 x 2.64)

BATHROOM
6'11" x 4'11" (2.11 x 1.51)

BEDROOM 1
13'0" x 9'6" (3.97 x 2.91)

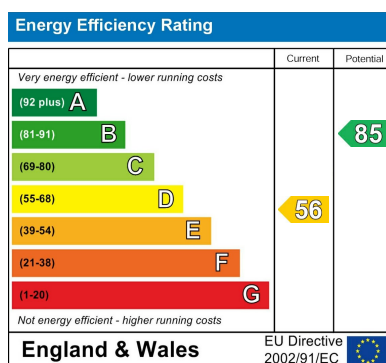
BEDROOM 2
11'9" x 8'11" (3.60 x 2.72)

BEDROOM 3
8'7" x 7'11" (2.63 x 2.42)

TENURE
FREEHOLD

COUNCIL TAX





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore