



60 Fairway, Waltham, DN37 0LU
£150,000

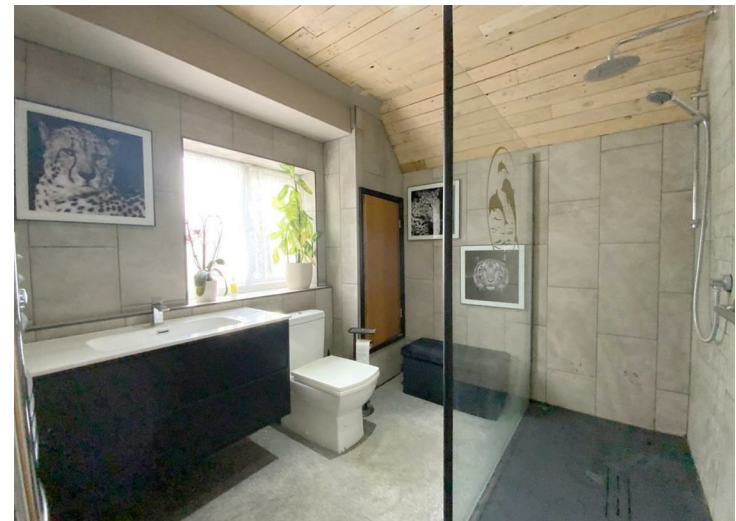
Key Features:

- Two Bedroom Semi Detached Home
- Popular Village Location
- Elevated Position with Off Road Parking
- Living Room
- Dining Kitchen
- Spacious Sun Room
- Two Double Bedrooms
- First Floor Shower Room
- Tiered Rear Garden with Large Summer House
- No Forward Chain

A two bedroom semi detached home situated on Fairway, a popular residential area of Waltham close to the village centre. Conveniently positioned for local amenities and transport links, and within the catchment of well regarded schools.

The accommodation comprises a front aspect living room, a fitted kitchen, and a spacious sun room overlooking the rear garden. To the first floor are two well proportioned double bedrooms, served by a modern shower room.

Outside, the tiered garden offers a pleasant outdoor setting and includes a substantial summer house, ideal for use as a games room, home office or garden retreat.



LIVING ROOM
17'0" x 12'6" (5.20 x 3.82)

KITCHEN
17'3" x 8'5" (5.26 x 2.58)

SUN ROOM
15'1" x 13'2" (4.60 x 4.03)

FISRT FLOOR

BEDROOM 1
14'0" x 9'6" (4.27 x 2.90)

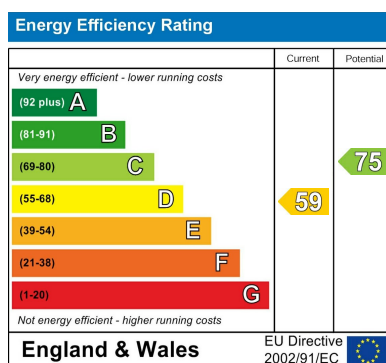
BEDROOM 2
11'8" x 8'11" (3.58 x 2.73)

SHOWER ROOM
8'6" x 8'0" (2.60 x 2.45)

COUNCIL TAX BAND
A

TENURE
FREEHOLD





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