



## Fieldway, Clayton,

**£249,950**

\* EXTENDED SEMI \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* IDEAL STARTER HOME \*

\* WELL PRESENTED \* CLOSE TO AMENITIES \* GARDEN \* DRIVE \* GARAGE \*

Situated on this popular location just off 'The Avenue', is this extended three bedroom semi detached property.

Well presented throughout and offers an ideal opportunity for a first time buyer/young family.

The property benefits from two reception rooms, dining kitchen and a modern house bathroom.

Situated within walking distance of Clayton village which boasts amenities, shops and local schools.

The accommodation briefly comprises entrance hallway, lounge, dining room, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a garden to the rear, together with a driveway leading to an integral garage.



## Hallway

Wood floor, radiator and storage.



## Lounge

13'5" x 12'7" (4.09m" x 3.84m")

Coal effect gas fire with feature fireplace surround, radiator, bay window and wood floor.



## Dining Room

13'0" x 11'4" (3.96m" x 3.45m")

Wood floor, radiator and French door leading to rear.



## Dining Kitchen

16'3" x 7'9" (4.95m" x 2.36m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, integrated auto washer, radiator and upvc door leading to rear.

## First Floor Landing

### Bedroom One

12'0" x 12'0" (3.66m" x 3.66m")

Ornamental fireplace and radiator.



### Bedroom Two

12'0" x 11'3" (3.66m" x 3.43m")

Radiator.

### Bedroom Three

6'9" x 8'5" (2.06m" x 2.57m")

Radiator.



## Bathroom

Modern white three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

## Exterior

To the outside there is a driveway providing off street parking, leading to an attached garage together with a low maintenance garden to rear.



## Tenure

FREEHOLD.

## Council Tax Band

C

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D		66	77
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC