

£374,950  
Freehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



## Summary of Property

Thomas Connolly Estate Agents are delighted to present this three bedroom semi detached family home situated in the sought after location of Fairfields, offering numerous amenities including schools and traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen diner and sitting room, First floor accommodation offers; three bedrooms with an ensuite to the master bedroom and a family bathroom. Outside there is an enclosed garden to the rear featuring a patio with gated access. To the front there is a driveway providing off road parking for several vehicles. The property further benefits from double glazing, gas to radiator heating.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

If you are thinking of buying, selling, renting or require mortgage advice, please do not hesitate to contact us to see how we can help you.

## Room Descriptions

### ENTRANCE HALL

#### CLOAKROOM

#### SITTING ROOM

11' 10" x 16' 2" (3.61m x 4.93m)

#### KITCHEN DINER

14' 9" x 11' 10" (4.50m x 3.61m)

### FIRST FLOOR

#### BEDROOM ONE

8' 6" x 13' 9" (2.59m x 4.19m)

#### EN SUITE TO MAIN BEDROOM

#### BEDROOM TWO

8' 6" x 12' 1" (2.59m x 3.68m)

#### BEDROOM THREE

6' 7" x 8' 10" (2.01m x 2.69m)

#### FAMILY BATHROOM

### FRONT AND REAR GARDENS

### PARKING FOR SEVERAL CARS

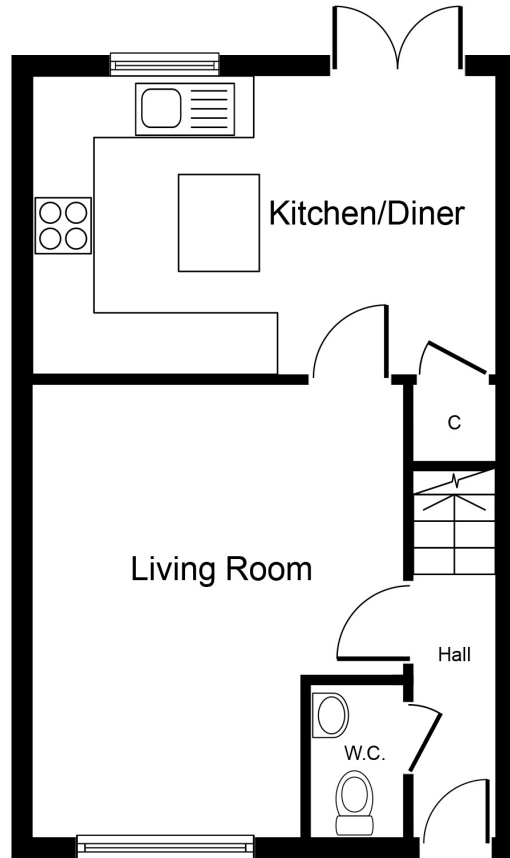
#### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

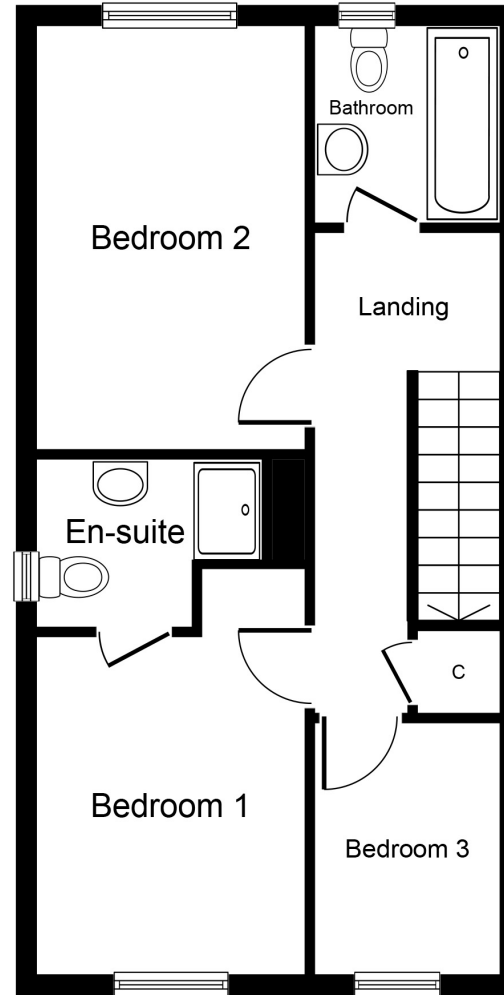


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**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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