



BARRINGTON CADDICK
Estate Agents & Lettings Ltd

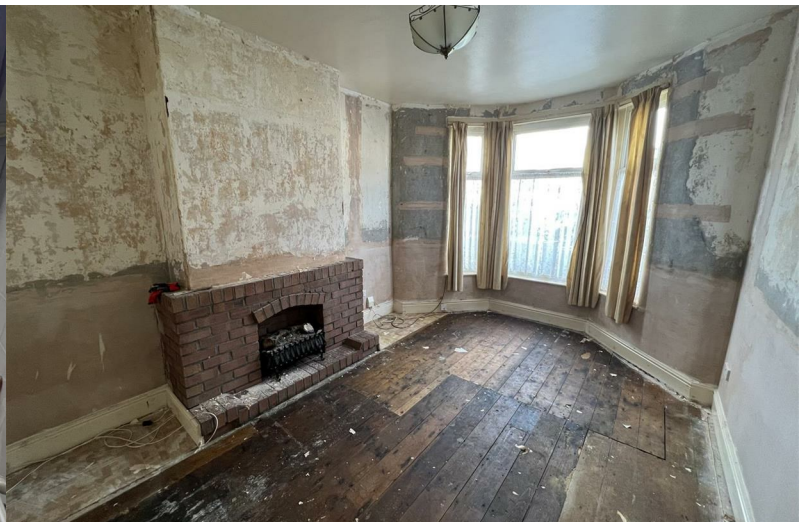
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37 Fairfield Road

, Tranmere, CH42 5PJ

£90,000



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Sat Nav :

Sat Nav: For Satellite Navigation the postcode is : CH42 5PJ

Accommodation Comprising :

White UPVC double glazed front door leading into the entrance hallway.

Entrance Hallway :

With an understairs cupboard, single panelled radiator, meter cupboard and stairs to the first floor.

Front Lounge :

11'3 x 16'9 (3.43m x 5.11m)

This is a really good sized room, with a white UPVC double glazed bay window overlooking the front of the house, brick fire place and single panelled radiator.

Rear Dining Room :

11'3 x 12'4 (3.43m x 3.76m)

Another good sized room, with white UPVC double glazed french doors leading into the rear yard, ceramic tiled floor, fire place with a gas living flame fire, single panelled radiator and open plan access into the kitchen.

Kitchen :

6'0 x 9'3 (1.83m x 2.82m)

Offering a stainless steel sink unit with single drainer, a range of wall and base units with drawers and worktop surfaces, gas cooker point, plumbing for a washing machine, wall mounted Worcester gas central heating boiler, white UPVC double glazed picture window and ceramic tiled walls.

Stairs to First Floor :

With a full length handrail and spindles leading onto the landing with loft access.

Front Bedroom1 :

11'3 x 13'10 (3.35m'0.91m x 3.96m'3.05m)

A good sized bedroom, with a white UPVC double glazed picture window and double panelled radiator.

Rear Bedroom 2 :

9'9 x 13'4 (2.74m'2.74m x 3.96m'1.22m)

Another good sized room, with a white UPVC double glazed picture window and double panelled radiator.

Front Bedroom 3 :

5'4 x 6'9 (1.52m'1.22m x 1.83m'2.74m)

Offering a white UPVC double glazed picture window overlooking the front of the house.

Combined Bathroom :

6'7 x 9'6 (1.83m'2.13m x 2.74m'1.83m)

Comprising of a whisper Grey coloured suite, with a low level WC, ceramic pedestal wash hand basin and panelled bath with chrome shower above, with ceramic tiled walls, white UPVC double glazed picture window and single panelled radiator.

Outside :

To the front of the house is a brick retaining wall and concrete gate posts.

Rear Yard :

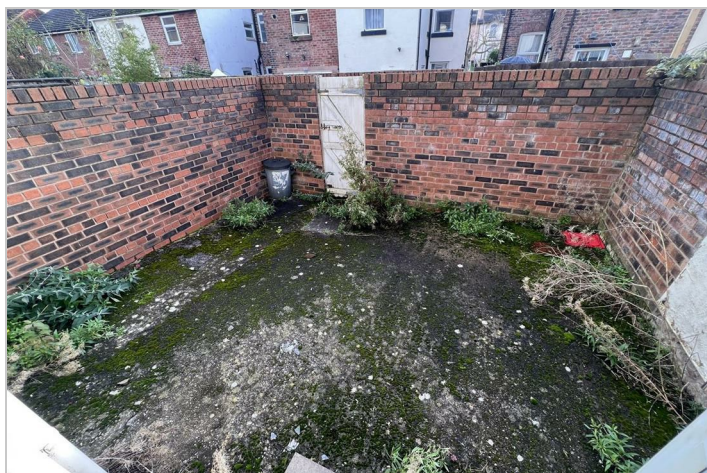
An enclosed rear yard with a high retaining walls and rear gate access.

Council Tax :

2023-2024 Council Tax band is 'A' £1,438.71 Per Annum

Note :

Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.



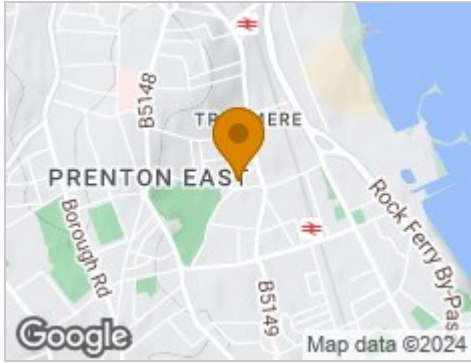
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Prenton Office on 0151 608 0066 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

