



# Fairway South, Bromoborough

£190,000



**LESLEY HOOKS**  
ESTATE AGENTS





Tucked away just off the A41, you would hardly know Fairway South was there. This spacious end-terrace property offers an excellent opportunity for families seeking a home with generous living space, superb outdoor areas, and future potential to create a true forever home.

The accommodation briefly comprises a welcoming lounge, a fitted kitchen, a separate dining room, and a convenient downstairs shower room. To the first floor are three well-proportioned bedrooms, providing comfortable accommodation for growing families.

Externally, the property enjoys a front garden with a pathway leading to the main entrance. Many residents also make use of the rear access via the carport area, where this particular home benefits from the main entrance point with a doorbell and gated access. To the rear is a large garage and a beautifully maintained, low-maintenance garden featuring a seating area, perfect for relaxing or entertaining. An additional patio area to the side further enhances the outdoor space and provides excellent versatility.

As an end-terrace property, there is exciting scope to extend (subject to the necessary permissions), offering the potential to significantly increase the living accommodation and tailor the home to your needs for years to come.

Combining a tucked-away location, generous accommodation, excellent outdoor space, and future development potential, this is a property that truly deserves viewing.



#### **Entrance Hall**

3'0" (0.91m) x 2'10" (0.86m)

#### **Lounge**

13'9" (4.19m) x 13'0" (3.96m)

#### **Kitchen**

13'2" (4.01m) x 8'8" (2.64m)

#### **Diner**

10'4" (3.15m) x 8'10" (2.69m)

#### **Downstairs Shower Room**

7'10" (2.39m) x 7'0" (2.13m)

#### **Bedroom One**

16'5" (5m) x 10'9" (3.28m)

Narrowing to 13'0"

#### **Bedroom Two**

11'3" (3.43m) x 8'11" (2.72m)

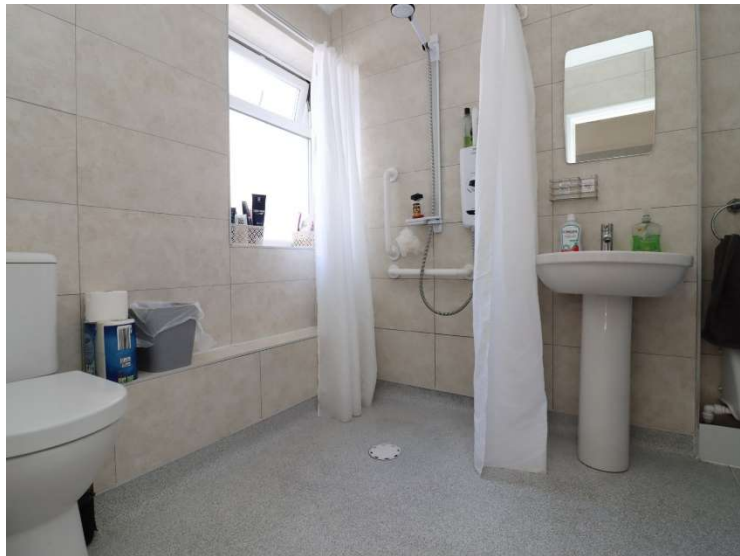
#### **Bedroom Three**

8'9" (2.67m) x 8'1" (2.46m)

#### **Garage**

26'11" (8.2m) x 14'9" (4.5m)

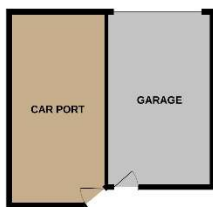






GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>55</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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