



Fieldway, Meols, CH47

Guide Price £285,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Freehold

With a south to south west orientation to the rear garden, this pleasant traditional three bedroomed semi detached house sits along a short, non through road of similar homes.

We recognise the house requires updating and refurbishing and we believe our Guide Price reflects this.

With two good reception rooms and a separate kitchen, there are three bedrooms with the third bedroom having a bay together with a large bathroom housing a four piece suite.

The property has double glazing and gas central heating. We do also appreciate the garage requires refurbishing/rebuilding.

Vacant, this property is available to view through Brennan Ayre O'Neill

For Sat Nav directions input CH47 9SD. Situated off Acres Road off Heron Road. Handy for the station and main road in towards the motorway spur ten minutes away.





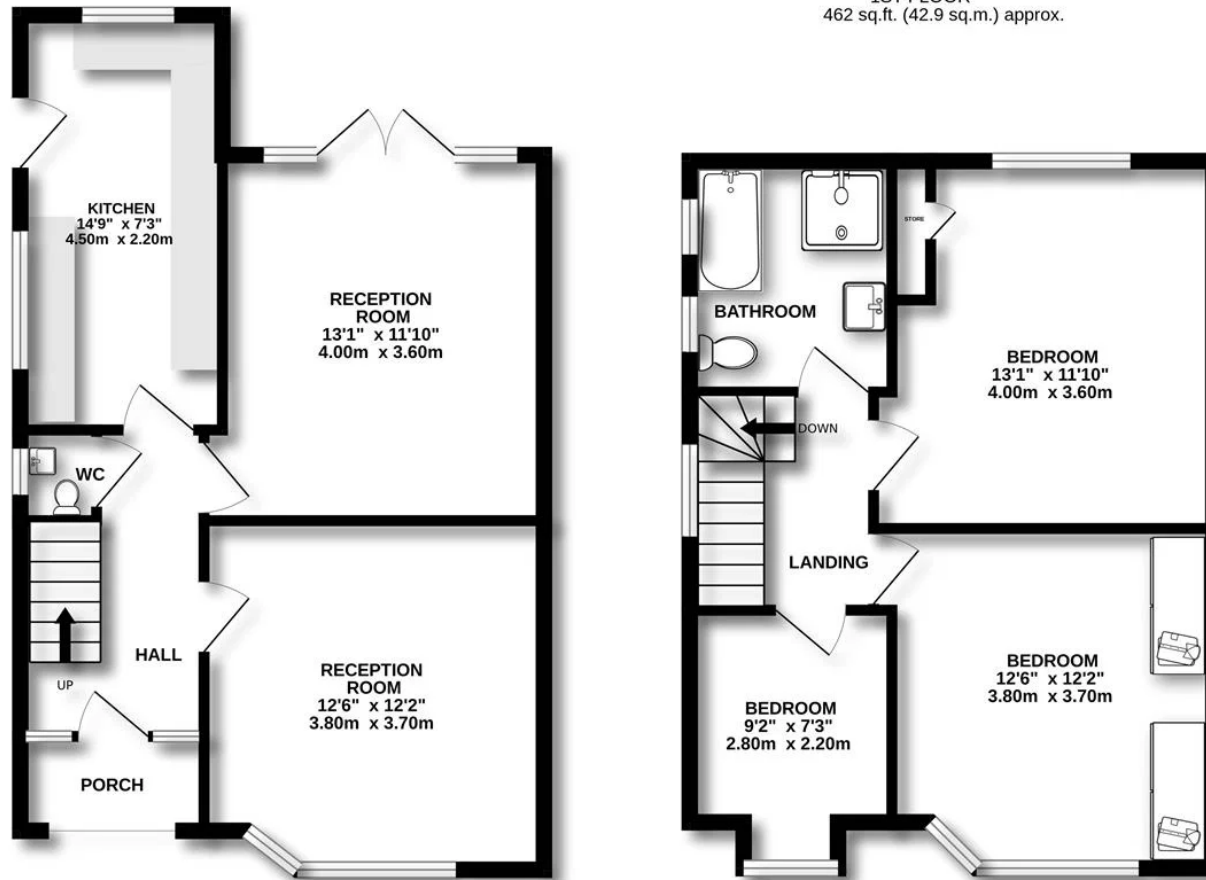




GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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- 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.
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Brennan
Ayre
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