



**40, Fernhill Walk, Clock Face, WA9 4WB**

**Offers Over £110,000**

*David  
Davies* *Collection*





## 40, Fernhill Walk, Clock Face, WA9 4WB

- EPC:D
- Council Tax Band: A
- Freehold
- Three Bedrooms
- Off Road Parking
- Great Location
- Fabulous Sized Lounge Dining Area
- Family Bathroom
- Excellent Transport Links

We are delighted to have the opportunity to bring to market this three bedroom mid terraced property, located in a much sought-after area and rarely available position on Fernhill Walk.

The property benefits from gas central heating, double glazing, and briefly comprises, lounge hall, large reception room, which makes a fabulous sized lounge dining area, leading through to kitchen incorporating an extensive array of wall and base storage solutions, with solid worktops, with access to rear garden through patio doors. To the first floor we have three bedrooms and family bathroom.

To the front of the property, we have a private garden which has turf laid to lawn, to the rear a good sized garden with turf laid to lawn and a private driveway behind secure gates.

The property benefits from lots of local amenities with primary and secondary schools all within proximity. With excellent transport links being ideally situated with routes to Liverpool, Manchester and beyond.

Internal inspection is highly recommended on this property.

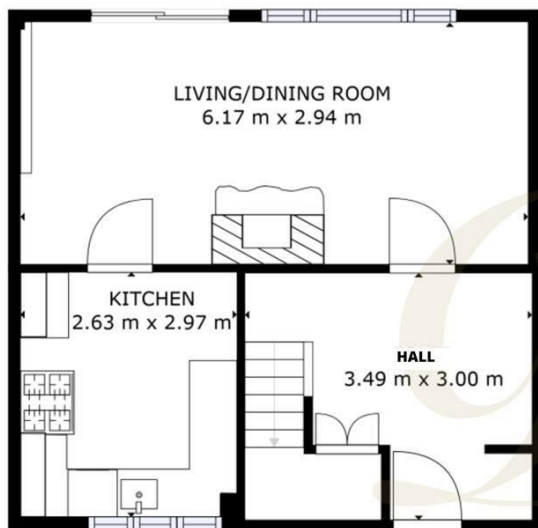
EPC:D



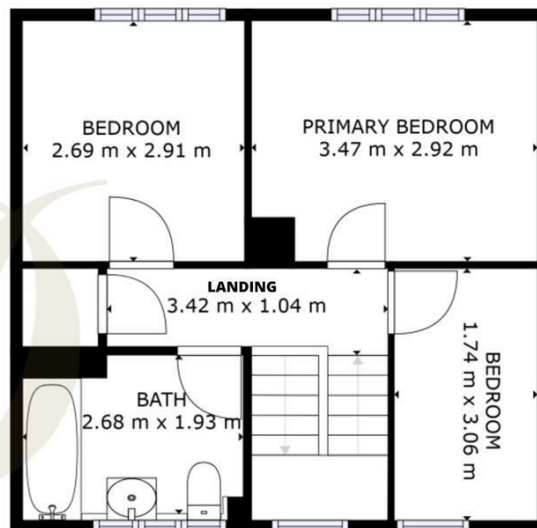








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 37 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
TOTAL: 75 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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*David Davies*

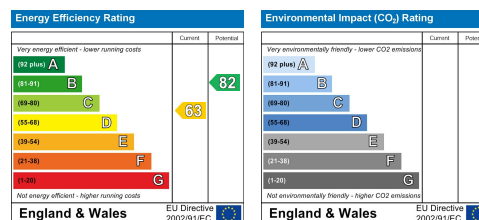
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