



45 Fairway, Huyton, L36

Asking Price £240,000



**STAPLETON
DERBY**

45 Fairway, is a fantastic opportunity for buyers looking to put their own stamp on a home in a desirable area. Conveniently located close to amenities and excellent transport links, including easy access to motorways, this property offers both potential and practicality.

The accommodation comprises a small porch leading into a welcoming hallway, a spacious living room, a separate dining room, and a kitchen with internal access to the garage. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking, a lawned frontage, and garage access. To the rear, a lovely large garden with a patio area provides excellent outdoor space, ideal for relaxation or entertaining.

With so much potential for development, the property is perfect for buyers looking to modernise while maintaining its original footprint or extent subject to the appropriate planning approvals. Offered on a freehold basis, this home presents an exciting opportunity to create something truly special in a sought-after location.

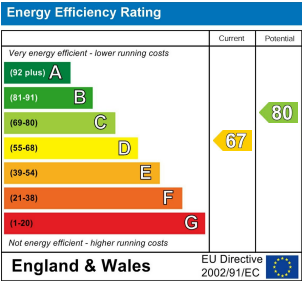
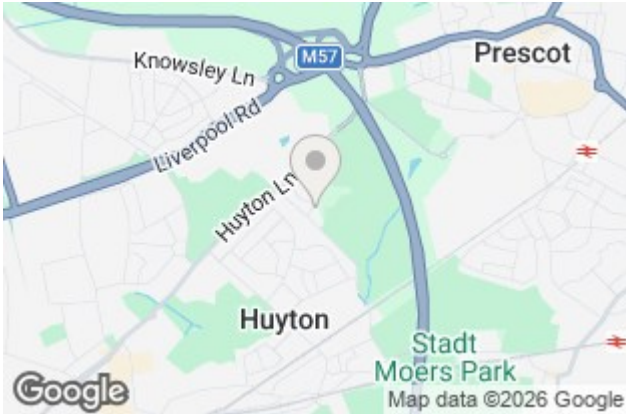








Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



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