



Sharoe Green Lane, Fulwood, PR2 9HZ

Auction Guide £60,000

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Entrance Hall

Doors to reception room, bedroom one, shower room and storage room.

Reception Room

18'3 x 10'11 (5.56m x 3.33m)

UPVC double glazed window, electric heated radiator, television point, fireplace with hearth and surround and open access to the kitchen.

Kitchen

9'6 x 7'6 (2.90m x 2.29m)

Electric heated radiator, range of wall and base units with laminate surfaces and tiled splashbacks, integrated oven with four ring hob and extractor hood, integrated fridge freezer, stainless steel sink and drainer with mixer tap and wood effect flooring.

Bedroom One

16'10 x 8'8 (5.13m x 2.64m)

UPVC double glazed window, electric heated radiator and fitted wardrobes.

Shower Room

8'7 x 4'8 (2.62m x 1.42m)

Electric heated radiator, pedestal wash basin with traditional taps, low basin WC, safety rail, shower enclosure with overhead shower feed and seat, fully tiled elevations, storage cupboards and wood effect flooring.

Storage Room

7'7 x 4'2 (2.31m x 1.27m)

Electric heated radiator.

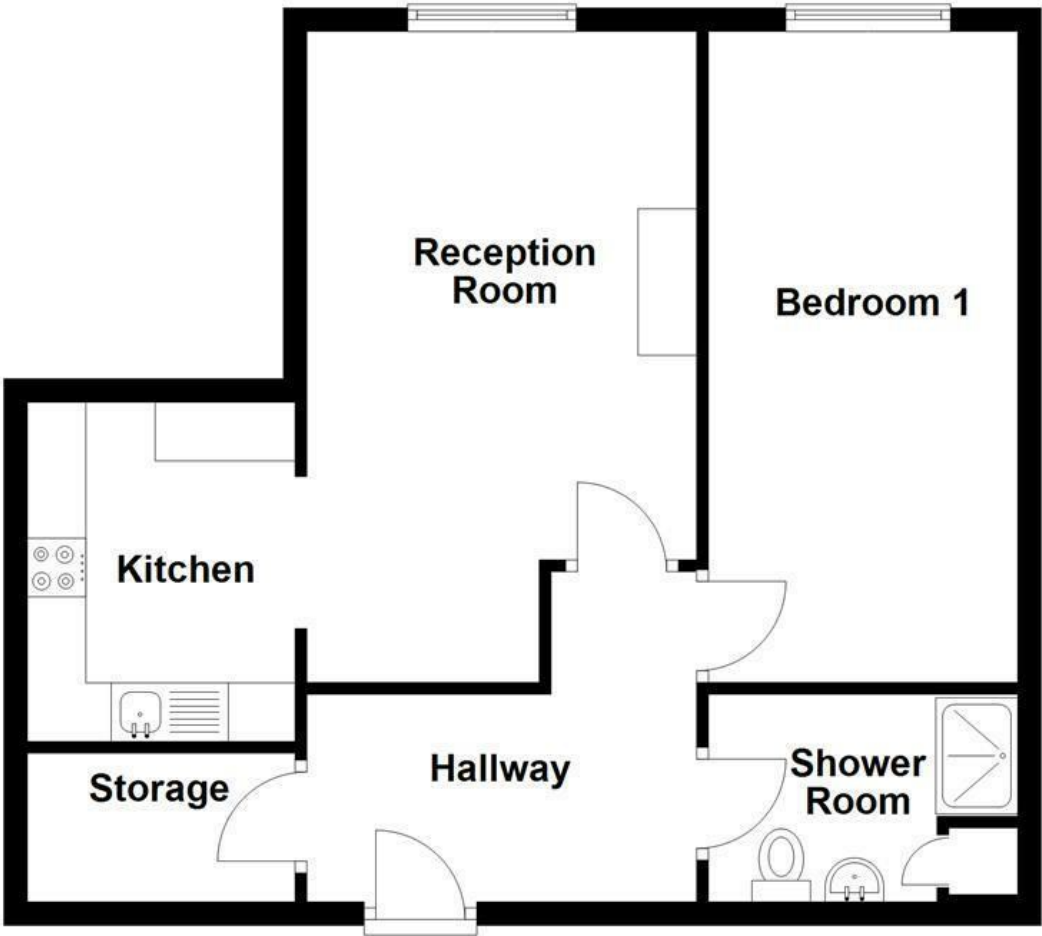
Agents Notes

Please note, the shower and the fridge freezer have been fitted recently.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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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