



Eamont Place, Fleetwood, FY7 8EW

Starting Bid £55,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- For Sale by Online Auction
- Two Bedroom End Terraced House
- Modern Kitchen & Shower Room
- Well Proportioned Rooms
- Good Sized Garden
- Quiet Cul-De-Sac Location
- Sold With Tenant In Situ
- Viewing By Appointment Only

Eamont Place, Fleetwood

For Sale by Online Auction with a Starting Bid of £55,000. T&Cs Apply. See WebbMove for all of the Auction Details.

****Sold with a long-term tenant in-situ**** A spacious end garden terraced house situated in a cul-de-sac position of Fleetwood, convenient for all local amenities including shops, schools and bus routes. The property has well-proportioned rooms and briefly comprises; hallway, lounge, modern kitchen diner, utility room, two double bedrooms and a modern shower room. To the front and rear are good sized gardens, mostly lawn. Viewings are available either in person or via our 360 virtual tour.

HALLWAY

4' 4" x 3' 8" (1.32m x 1.12m)

LOUNGE

11' 5" x 14' 2" (3.48m x 4.32m)

MODERN KITCHEN DINER

9' 7" x 12' 1" (2.92m x 3.68m)

UTILITY ROOM

6' 10" x 4' 11" (2.08m x 1.5m)

LANDING

BEDROOM ONE

17' 6" x 8' 8" (5.33m x 2.64m)

BEDROOM TWO

9' 8" x 10' 11" (2.95m x 3.33m)

MODERN SHOWER ROOM

6' 4" x 5' 7" (1.93m x 1.7m)

GARDENS

Lawn to front.

Good sized garden to rear, mostly lawn.

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage.

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Freehold**

COUNCIL TAX

Band **"A"**



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PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

21/08/2024



Eamont Place, Fleetwood



Ground Floor



Floor 1

Approximate total area⁽¹⁾

703.21 ft²
65.33 m²

Reduced headroom

10.98 ft²
1.02 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360