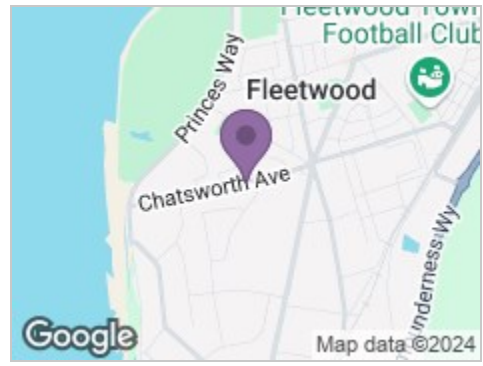


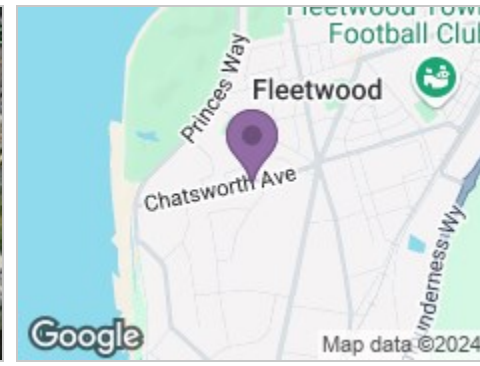
Road Map



Hybrid Map

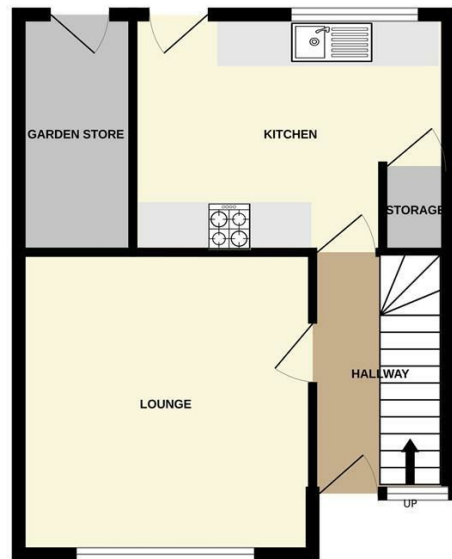


Terrain Map



Floor Plan

GROUND FLOOR



1ST FLOOR



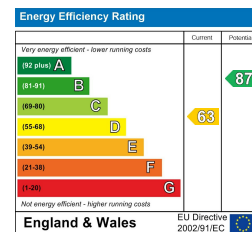
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2024

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Energy Efficiency Graph



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, Fleetwood, FY7 8EQ

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## Hallway

Door to front providing access from front garden. Stairs to side leading to first floor landing. UPVC double glazed window to front. Utility meters under stairs. Access to ground floor rooms.

## Lounge

12'10" x 12'6"  
UPVC double glazed window to front. Three bar gas fire to chimney breast. Ceiling lights and radiator.

## Kitchen

13'5" x 8'7"  
UPVC double glazed window to rear. Wall and base units with worktop above. Gas hob. Stainless steel sink unit. Plumbed for washing machine. Under stairs storage cupboard. Door leading to rear garden. Ceiling lights and radiator.

## First Floor Landing

Stairs leading from ground floor landing. UPVC double glazed opaque window to side. Doors to first floor rooms. Loft access. Ceiling lights.

## Bedroom One

15'7" x 10'5"  
UPVC double glazed window to front. Storage cupboard housing Main combi boiler. Ceiling lights and radiator.

## Bedroom Two

12'9" x 8'6"  
UPVC double glazed window to rear. Ceiling lights and radiator.

## Bathroom

5'6" x 6'1"  
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; panel bath with

shower above, pedestal wash hand basin and low flush WC. Ceiling lights and radiator.

## Front & Side Exterior

Spacious front and side garden providing ample opportunity for side extension.

## Further Information

Tenure - Freehold  
Council Tax Band - A  
EPC Rating D  
Gas Central Heating (Boiler approx. 2.5 years old)  
Electrics have in date EICR from 2023

## Rear Garden

Enclosed lawned rear garden with access to brick built garden storage sheds.

