

Road Map



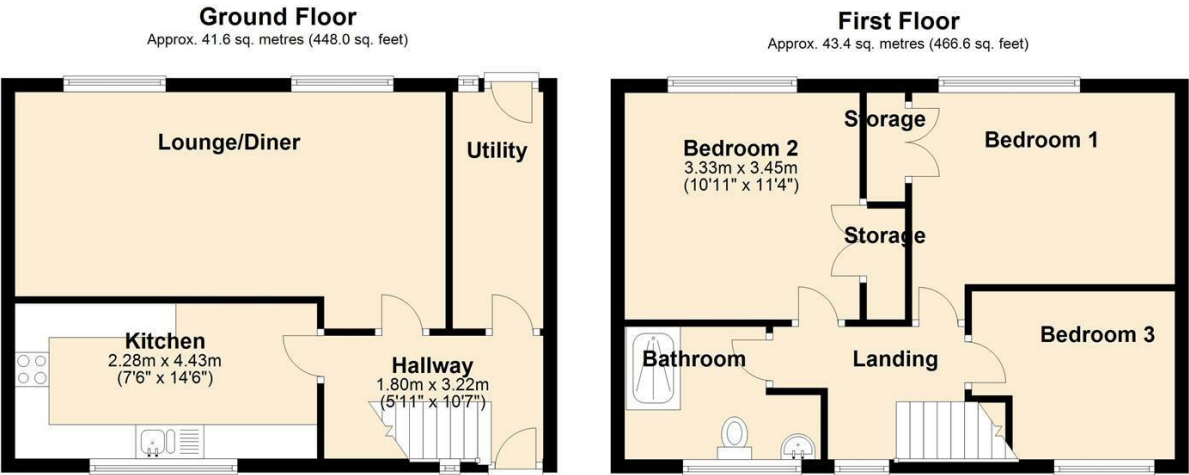
Hybrid Map



Terrain Map



Floor Plan



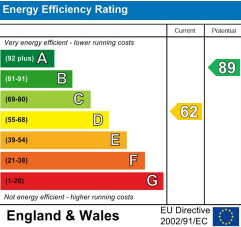
Total area: approx. 85.0 sq. metres (914.7 sq. feet)

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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Hallway

Door to front providing access from front garden. Access to all ground floor rooms. Stairs to side leading to first floor landing. Under stairs cupboard. Carpet, ceiling lights and access.

Lounge

20'8" x 11'4"
UPVC double glazed window to rear. Feature fireplace. Carpet, ceiling lights and radiator.

Kitchen

14'6" x 7'5"
UPVC double glazed window to front. Range of wall and base units with work tops above. Composite sink with mixer tap above. Plumbed for washing machine. Gas hob and electric oven. Floor tiles, ceiling lights and radiator.

Utility Room

11'4" x 4'4"
Access from hallway and through to rear garden. Solid concrete floor. Belfast sink. Clothes horse and ceiling light.

First Floor Landing

UPVC double glazed window to side. Access to all first floor rooms. Loft access. Gas heater, ceiling light and carpet.

Bedroom One

12'7" x 10'11"
UPVC double glazed window to rear. Fitted wardrobes, Carpet and ceiling lights.

Bedroom Two

11'3" x 10'11"
UPVC double glazed window to rear. Fitted wardrobes, Carpet and ceiling lights.

Bedroom Three

9'9" x 8'1"
UPVC double glazed window to front. Carpet and ceiling lights.

Bathroom

9'5" x 6'4"
UPVC double glazed opaque window to front. Walk in shower cubicle with glass partition, low flush WC and pedestal wash hand basin. Carpet, ceiling light and towel heater.

Front Exterior

Low maintenance front courtyard.

Rear Exterior

Low maintenance rear courtyard with gate leading to open rear pathway.

Further Information

Tenure - Freehold
Council Tax Band - A - Wyre Borough Council
EPC Rating - D

