

Road Map



Hybrid Map



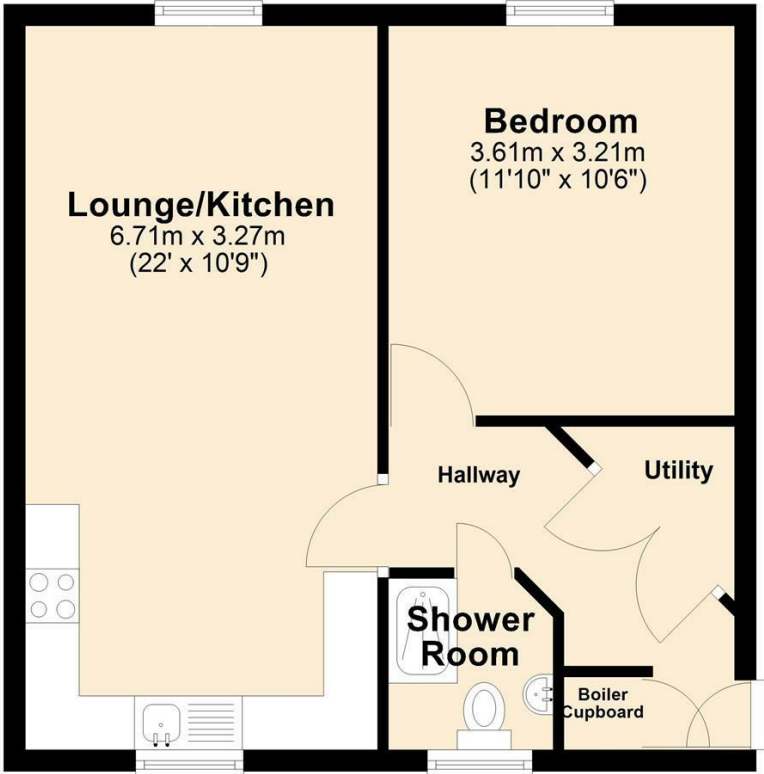
Terrain Map



Floor Plan

Ground Floor

Approx. 43.4 sq. metres (467.7 sq. feet)

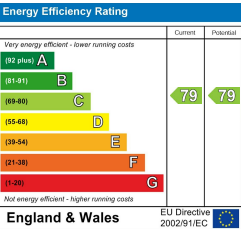


Viewings

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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, Fleetwood, FY7 6FQ

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Hallway

Access to all rooms, carpet to floor, ceiling light and radiator

Utility cupboard

Double opening doors to access cupboard, room for washer, dryer. shelving for storage.

Living room / kitchen

22'0" x 10'8"

Open plan living area and kitchen, carpet to floor, ceiling light, radiator, UPVC double glazed window to front.

To kitchen area,

Range of wall and base units in the kitchen, stainless steel sink with mixer tap, electric hob with extractor fan above.

Built in electric over with built in microwave above, integrated fridge freezer, integrated dishwasher, UPVC double glazed window to rear, spotlights to the ceiling, luxury vinyl to floor.

Bedroom

11'10" x 10'6"

UPVC double glazed window to front, carpet to floor, ceiling light, radiator, fitted wardrobes and draws.

shower room

UPVC double glazed window with fitted blinds, fitted vanity units with sink and mixer tap, walk in shower, partial tiled walls, push button toilet, spotlights to ceiling, luxury vinyl flooring.

Exterior

communal gardens, allocated parking and guest parking.

Agents disclaimer

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set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Further Information

Tenure - Leasehold:

250 year lease from 1 July 2014 -

Management / Service Charge £120 Per Month

Ground Rent: £150 Per Annum

Council Tax Band - A - Wyre Borough Council

EPC Rating - C

