

0203 875 7000









# 29 Leighton Avenue, Fleetwood, FY7 8BP

We welcome to the market a chain free generously proportioned three / four bedroom semi detached family home. This property is situated close well regarded schools and local amenities, briefly comprising entrance hall, spacious lounge, second reception & modern kitchen to the ground floor. On the first floor floor we have three bedrooms and a stunning four piece bathroom. On the second floor there is a converted attic which could be used as a fourth bedroom. Externally we have a west facing garden, garage and off rd parking.

# Price £195,000

# 29 Leighton Avenue

, Fleetwood, FY7 8BP







- Three / four bedroom semi detached family home
- Stylish four piece bathroom
- No chain
- Garage & driveway
- Desirable residential location
- Generously proportioned throughout

#### External

#### Entrance

Stairs leading to the first floor, obscure UPVc double glazed window. Radiator, carpeted.

#### Lounge

#### 22'11" x 12'0" (6.99 x 3.66)

Very generously sized lounge with UPVc double glazed bay window. Carpeted, open gas fire. Two Radiators, double doors leading to the second reception room.

#### Kitchen

### 15'1" x 9'4" (4.62 x 2.87)

Modern kitchen, UPVc double glazed window to the rear aspect. Laminate flooring, radiator, plumbed for washer. White wall and base units with worktops. Understairs storage cupboard, built in oven carpeted. Radiator, mirrored wardrobe. with four ringed gas hob. UPVc double glazed bay window to the side aspect. Door leading to garage.

# Second reception

#### 10'0" x 9'6" (3.05 x 2.90)

Wood flooring, doors opening onto the rear Double bedroom, carpeted. UPVc double garden & radiator.

#### Bathroom

#### 12'5" x 7'1" (3.81 x 2.16)

Stunning four piece bathroom, walk in shower cubicle with power shower. Large wardrobe & radiator. sunken bath with mixer taps. Velux window. Wash hand basin with mixer tap & storage.  $\frac{11'1" \times 9'4"}{11'1" \times 9'4"}$  (3.38 x 2.87 ) Frosted UPVc double glazed window. Fully tiled walls, chrome heated towel rail. Wc, spotlights. Tiled floor. Storage cupboard with shelving. Extractor fan.

#### Bedroom one

#### 12'11" x 12'4" (3.96 x 3.78)

UPVc leaded double glazed window,

### Bedroom two

#### 12'0" x 8'0" (3.66 x 2.44)

glazed window to the rear aspect, radiator.

#### Bedroom three

#### 7'10" x 6'11" (2.41 x 2.11)

UPVc double glazed window, fitted

# Bedroom four / attic

Two velux windows, carpeted & radiator. Storage in the eaves.

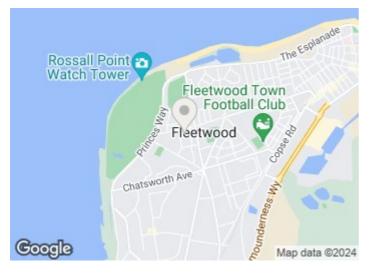
### Rear garden

West facing rear garden.

#### Garage

### 16'0" x 8'0" (4.88 x 2.44)

Great sized garage housing the combi boiler



#### **Directions**

















## Floor Plan

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.

