



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
- No chain
- Desirable residential location
- Stylish four piece bathroom
- Garage & driveway
- 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 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 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 sunken bath with mixer taps. Velux window. Wash hand basin with mixer tap & storage. 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, carpeted. Radiator, mirrored wardrobe.

Bedroom two

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

Double bedroom, carpeted. UPVc double glazed window to the rear aspect, radiator.

Bedroom three

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

UPVc double glazed window, fitted wardrobe & radiator.

Bedroom four / attic

11'1" x 9'4" (3.38 x 2.87)

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

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