

# HomeQuest

**Property Management Services Ltd.**

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**65, Hamlet Road, Fleetwood. FY7 7HN**

**Asking Price £127,500**

**Reduced to £125,000**

**REDUCED TO £117,500 FOR QUICK SALE**



## **DESCRIPTION**

A spacious three bedroomed semi-detached house, enjoying a great position with views of the boating pool and the sea. Convenient for local amenities including shops, schools, the sea front and bus and tram routes.

Accommodation comprises entrance hallway, lounge open to the dining room with French doors opening onto the rear garden, and archway to the kitchen with access to the garage. Three generous bedrooms and a bathroom.

Gardens to the front, side, and rear, driveway and garage, gas central heating and double glazing.

Viewing is highly recommended to appreciate the size and position of this property.

No chain involved.

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

Upvc front entrance door. Wood effect flooring. Staircase leading to the first floor accommodation.

### **LOUNGE 13'0 x 12'11 ( 3.96m x 3.68m ) ( to the maximum )**

Upvc double glazed bay window to the front. Open to the :

### **DINING ROOM 13'0 x 12'11 ( 3.96m x 3.68m ) ( to the maximum )**

Wood effect flooring. Upvc double glazed French doors leading onto the rear garden. Square archway to the :

### **KITCHEN 9' x 7'2 ( 2.74m x 2.19m ) ( to the maximum )**

A range of fitted base and wall mounted kitchen units with complimentary working surfaces. Inset circular sink with mixer tap. Plumbed for automatic washing machine . Built in oven, splashback, and extractor cooker hood. Part tiled walls. Wood effect flooring. Upvc double glazed window overlooking the rear garden. Door to the garage.

### **STAIRS & LANDING**

Loft access.

### **BATHROOM 7'11 x 5'0 ( 2.16m x 1.52m ) ( to the maximum )**

Bath, over bath shower, pedestal wash hand basin, low flush w.c. Upvc double glazed window.

### **BEDROOM 1 13'5 x 13'1 ( 4.11m x 3.99m ) ( to the maximum )**

Upvc double glazed bay window to the front with view.

### **BEDROOM 2 11'0 x 9'0 ( 3.38m x 2.74m ) ( to the maximum )**

Built in wardrobes. Upvc double glazed window.

### **BEDROOM 3 10'0 x 6.0 ( 3.04 m x 1.82m ) ( to the maximum )**

Upvc double glazed window.

## **HEATING**

Gas central heating, boiler located in the bedroom

## **EXTERNAL**

Attractive gardens, to the front side and the rear, driveway, and a garage.

## **EPC RATING**

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## **TENURE**

All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.

## **FIXTURES & FITTINGS**

All fixtures and fittings are excluded from the sale unless separately included within the legal ' fixtures & fittings' details.

## **PROPERTY MISDESCRIPTIIONS ACT**

Under the Consumer Protection from Unfair Trading Regulations 2014, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements of fact, and they do not constitute any part of an offer or contract these particulars are thought To be materially correct though their accuracy is not guaranteed, and they do not form any part of any contract.

## **INFORMATION**

Please note this brochure including photography was prepared by Homequest Property Management Services Ltd in accordance with the sellers' instructions.

## **MEASUREMENTS**

All measurements are taken electronically and whilst every care is taken with their accuracy

They must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer of contract. Properties are measured to the maximum, which is to the widest and deepest point.

## **WARRANTIES**

The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

**VIEWING**

By prior appointment with the vendors agent Homequest Property Management Services Ltd, 4 Poulton Road, Fleetwood. FY7 6TE.