

# **HomeQuest**

**Property Management Services Ltd.**

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**83 Gordon Road, Fleetwood FY7 6UF**

**Asking Price £94,950**

## **DESCRIPTION**

An immaculately presented end terraced house which needs to be viewed to be appreciated.

Comprising entrance vestibule, hallway, lounge, fitted kitchen, dining room, two double bedrooms to the first floor both with modern ensembles and a large family bathroom with a useful utility area.

Currently with tenants in situ.

## **GROUND FLOOR ACCOMMODATION**

### **ENTRANCE VESTIBULE**

Upvc front entrance door.

### **HALLWAY**

Spacious hallway with staircase leading to the first floor accommodation.

### **LOUNGE 12'1 x 11'0 ( 3.68mx 3.60m)**

Two upvc double glazed windows to the front..

### **DINING ROOM 14'0 x 11'2 ( 4.26m x 3.35m)**

Upvc double glazed window to the rear.

### **KITCHEN 8'1 x 7'0 (2.46m x 2.13m) Plus open understairs storage area for extra space.**

A range of fitted base and wall mounted kitchen units in white with complimentary working surfaces. Sink with mixer tap and drainer. Plumbing for automatic washing machine. Built in electric oven and ceramic hob. Extractor hood over. Wood effect laminate flooring. Upvc double glazed window to the rear. Upvc side entrance door opening onto the rear courtyard.

## **STAIRS & LANDING**

### **BEDROOM 1 14'11 ( into alcove )x 10'0 ( 4.54m x 3.0m)**

Two upvc double glazed windows to the front.

**EN SUITE** White suite- Shower cubicle. Vanity wash hand basin and toilet.

### **BEDROOM 2 9'0 x 9'0( 2.74m x 2.74m ) plus 4'0m x 3'0m ( 1.21m x 0.91m**

Upvc double glazed window the rear.

**EN SUITE** White suite- Shower cubicle. Vanity wash hand basin and toilet.

## **BATHROOM**

With useful utility area and plumbing for an automatic washing machine. Three piece suite in white comprising panel bath, pedestal wash hand basin and toilet. Wood effect laminate flooring. Upvc double glazed window to the rear.

## **EXTERNAL**

Rear courtyard.

## **HEATING**

Gas central heating, boiler located in the main bathroom.

## **EPC RATING                      D**

## **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.