

**58 Addison Road, Fleetwood FY7 6UA**

**Asking Price £89,950**

### **DESCRIPTION**

A spacious mid terraced in a convenient location for Fleetwood town centre and all its amenities including bus and tram routes.

Comprising entrance vestibule, hallway, large lounge, modern dining kitchen, two bedrooms and a modern four piece bathroom, courtyard to the rear ,gas central heating and double glazing.

Viewing is highly recommended to appreciate.

Currently with tenants in situ.

### **GROUND FLOOR ACCOMMODATION**

#### **ENTRANCE VESTIBULE**

Upvc front entrance door.

#### **LOUNGE 16'3 x 13'11 ( 4.96mx 4.0m)**

Fire surround with tiled backdrop.

Upvc double glazed bay window to the front.

Staircase to first floor accommodation.

#### **DINING KITCHEN 12'10 x 10'8 ( 3.92m x 3.26m)**

A range of modern base and wall mounted units in grey with

complimentary working surfaces. Stainless steel sink unit with mixer tap.

Built in oven, hob, and extractor cooker hood over. Laminate flooring.

Upvc double glazed window to the rear. Upvc rear entrance door.

### **STAIRS & LANDING**

#### **BEDROOM 1 13'1 x 8'0 (4.0m x 2.43m)**

Upvc double glazed window to the front.

**BEDROOM 2 10'3 x 7'9 ( 3.13m x 2.37m)**

Upvc double glazed window to the front.

**BATHROOM 10'8 x 10'6 ( 3.21 x 3.26m)**

Four piece bathroom suite in white comprising panel bath, shower cubicle, toilet and pedestal wash hand basin. Part tiled walls. Laminate flooring. Upvc double glazed to the rear.

**EXTERNAL**

Rear courtyard.

**HEATING**

Gas central heating.

**EPC RATING E****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.