

# **HomeQuest**

**Property Management Services Ltd.**

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**1 Oxford Road, Fleetwood FY7 7EX**

**Asking Price £164,950**

## **DESCRIPTION**

This is an extended four bedroomed semi detached house situated in a sought after location, convenient for local amenities including schools, shops and transport routes.

The property has been extended and offers great potential to make a fabulous, spacious home.

Briefly comprising entrance porch, hallway, lounge to front, extended dining room and kitchen, four generous bedrooms and a shower room.

Externally there is ample driveway parking, garage and a large rear garden with a sunny aspect.

Viewing is highly recommended to appreciate the spacious accommodation and potential this home has to offer.

## **GROUND FLOOR ACCOMMODATION**

### **ENTRANCE PORCH**

Upvc double glazed window..Upvc front entrance door.

### **HALLWAY**

Spacious hallway with staircase leading to the first floor accommodation.

### **LOUNGE** 12'10 x 12'5 ( 3.65m x 3.64m )

Upvc double glazed bay window to the front.

### **EXTENDED DINING ROOM** 21'0 x 11'0 ( 6.4m x 3.35m)

Upvc double glazed patio doors opening onto the rear garden.

**EXTENDED KITCHEN** 19'0 x 7'7 ( 5.79m x 2.13m ) With a range of fitted units and working surfaces. Stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Fitted gas hob. Built in oven.

Upvc double glazed windows to the front and rear. Upvc side entrance door.

### **STAIRS & LANDING**

Spacious landing area.

### **BEDROOM 1** 12'10 X 12'5 ( 3.65m x 3.64m)

Built in cupboards to the alcoves.

Upvc double glazed window to the front.

### **BEDROOM 2** 12'0 x 10'5 ( 3.96m x 3.04m)

Upvc double glazed window the rear.

### **BEDROOM 3** 8'0 x 7'2 ( 2.43m x 2.13m )

Built in furniture. Upvc double glazed window to the front

### **BEDROOM 4** 16'1 x 7'0 ( 4'87m x 2.1m)

Extension room above the garage

Upvc double glazed windows to the front and rear.

### **SHOWER ROOM** 7'0 x 7'0 ( 2.1m x 2.1m)

Three piece suite comprising toilet, pedestal wash hand basin and shower cubicle. Fully tiled walls. Laminate flooring.

### **EXTERNAL**

Block paving to the front with border. Ample driveway parking.

Large rear garden with sunny aspect.

**GARAGE** 17'1 X 7'2 ( 5.18m x 2.13m) Up and over door. Upvc double glazed window. Personal access door to the rear. Power and light laid on.

### **HEATING**

Gas central heating.

### **EPC RATING** C

### **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 MISDESCRIPTION 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 of 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.

