

HomeQuest

Property Management Services Ltd.

16 Larkholme Avenue, Fleetwood FY7 7PN

Offers Over £135,000



This is a spacious semi detached house situated in a popular location, convenient for local amenities including schools, shops and transport routes.

Some updating will be required but offers the potential to make a great home.No chain involved.

Briefly comprising entrance porch, hallway, lounge to front, dining room, kitchen, rear extension with ground floor w.c and an additional room/utility, stairs and landing, three generous bedrooms and a shower room.

The property has ample off road parking, a lovely well maintained rear garden , gas central heating and double glazing.

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

GROUND FLOOR ACCOMMODATION

ENTRANCE PORCH

Upvc front entrance door.

HALLWAY

Spacious hallway with staircase leading to the first floor accommodation.

LOUNGE 18'0 (into bay) x 12'5 (into alcove) (5.48m x 3.64m)

Upvc double glazed bay window to the front.

DINING ROOM 10'0 x 8'0 (3.1m x 2.43m)

Upvc double glazed window to the rear

KITCHEN 10'1 x 8'1(3.2m x 2.43m) With a range of fitted units and working surfaces. Stainless steel sink unit with mixer tap. Free standing oven. Upvc double glazed window to the side. Door to:

REAR EXTENTION, ACCESS TO

GROUND FLOOR W.C AND

ADDITIONAL ROOM/ UTILITY 8'0 x 5'0 (2.43m x 1.52m)

STAIRS & LANDING

Spacious landing area. Loft access

BEDROOM 1 14'10 (into bay) x 11'10 (into alcove) (4.26m x 3.35m)

Built in cupboards to the alcoves.

Upvc double glazed window to the front.

BEDROOM 2 11'11 x 10'1 (back of robes) (3.65m x 3.07m)

Upvc double glazed window the rear.

BEDROOM 3 8'1 x 8'1 (2.43m x 2.43m)

Upvc double glazed window to the front.

SHOWER ROOM 8'0 x 5'0 (2.42m x 1.52m) To the back of fittings.

Three piece suite comprising toilet, wash hand basin in a vanity unit and shower cubicle. Fully tiled walls. Double glazed window to the rear.

EXTERNAL

Paved to the front. Ample off road parking. Wooden side access gate
Lovely well maintained garden to the rear, mainly lawn, paving and
planted borders. Two storage sheds and a summerhouse. External
water tap laid on.

HEATING

Gas central heating. Boiler located in the bathroom.

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.









