

HomeQuest

Property Management Services Ltd.

15 Leyburn Avenue, Fleetwood. FY7 8HG

Asking Price £154,950



This is a spacious end terraced 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 hallway, large lounge / dining room, kitchen, three generous bedrooms and a wet room.

The property has ample driveway parking and a garage.

Good sized rear garden with a sunny aspect.

Gas central heating and double glazing.

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

No chain involved

ENTRANCE HALLWAY

Spacious hallway with staircase leading to the first floor accommodation. Built in understairs storage cupboard. Archway with access to the rear garden.

LOUNGE OPEN TO DINING ROOM 23'1 (7.1m)(into bay) x 11'3 (3.43m) Double glazed windows to front and rear.

KITCHEN 11'3 x 8'11(3.42m x 2.71m) With a range of fitted units and working surfaces. Double glazed window.

STAIRS & LANDING

Spacious landing area. Loft access. Double glazed window.

BEDROOM 1 11'8 (into bay) x 9'8 (3.56m x 2.95m)
Double glazed window to the front.

BEDROOM 2 9'8 x 9'3 (back of robes) (2.95m x 2.83m) Built in storage cupboard housing the central heating boiler
Double glazed window the rear.

BEDROOM 3 7'1 x 6'9 (2.17m x 2.06m)
Double glazed window to the front.

WET ROOM 7'1 x 5'1 (2.17m x 1.56m) To the back of fittings.
Three piece suite comprising toilet, wash hand basin and walk in shower. Double glazed window to the rear.

EXTERNAL

Paved to the front. Ample off road parking. Garage 16'2 x 9'9 (4.92m x 2.98m with up and over door.

Lawned to the rear with shrub borders. Timber gate. External water tap laid on.

HEATING

Gas central heating. Boiler located in bedroom 2.

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 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.

