

HomeQuest

Property Management Services Ltd.

3 Westby Court, Poulton-Le-Fylde FY6 8BS

Asking Price £94,950



A one bedroomed purpose ground floor apartment, comprising entrance hallway with security intercom, spacious lounge, separate kitchen, bedroom with a range of fitted furniture and a shower room, double glazing, and electric heating. Externally there are well maintained communal gardens and parking space.

Situated in a popular residential location.

Viewing recommended.

.No chain involved.

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE 11'9 x 11' (3.64m x 3.374)

Double glazed window

KITCHEN 8'3 x 7'8 (2.54m x 2.37m)

Range of fitted base and wall units with working surfaces. Built in oven and hob. Double glazed window to the rear.

BEDROOM 11'11 x 9'8 (3.64m x 2.99m)

Range of fitted furniture.. Double glazed window

SHOWER ROOM 8'3 x 5'4 (2.54m x 1.64m)

Shower cubicle, low flush wc, pedestal wash hand basin. Extractor fan.

HEATING

Electric storage heaters.

EXTERNAL

Attractive well maintained communal gardens. Parking space.

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 MISDESCRIPTONS 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.





