

HomeQuest

Property Management Services Ltd.

65 Preston Street, Fleetwood, FY7 6LA

Asking Price £110,000



A spacious mid terraced house in a convenient location for Fleetwood town centre and all its amenities including bus and tram routes. Comprising entrance vestibule, hallway, lounge with square archway to the dining room modern kitchen, large cellar, three good sized bedrooms to the first floor and modern shower room.

The property has gas central heating, double glazing and a well maintained rear courtyard.

Viewing is highly recommended to appreciate the good standard and spacious accommodation on offer.

Currently with tenants in situ.

GROUND FLOOR ACCOMMODATION

ENTRANCE VESTIBULE

Wooden front entrance door.

LOUNGE 11'8 x 9'11 (3.55mx 3.01m)

Inset chimney breast.

Double glazed window to the front.

Square archway to the:

DINING ROOM 12'5 X 11'9 (3.78m x 3.58m)

Double glazed window to the rear.

KITCHEN 15'7 x 7'6 (4.78m x 2.29m)

A range of modern base and wall mounted units in grey/green with complimentary laminate working surfaces. Stainless steel sink unit with mixer tap.

Free standing oven and extractor cooker hood over. Plumbed for an automatic washing machine. Double glazed window to the side. Side entrance door to the rear garden. Access door to the :

LARGE CELLAR Clean and tidy cellar with power and light laid on.

STAIRS & LANDING

BEDROOM 1 15'5 x 10'4 (4.69m x 3.15m)

Double glazed window to the front.

BEDROOM 2 12'0 x 9'11 (3.65 m x 3.01m)

Double glazed window to the rear.

BEDROOM 3 7'1 X 7'1 (2.2m x 2.2m)

Double glazed window to the rear

SHOWER ROOM 8'1 x 4'1 (2.44m x 1.3m)

Modern suite comprising shower cubicle, low flush wc and pedestal wash hand basin. Part tiled walls. Double glazed window.

EXTERNAL

Well maintained rear courtyard with wooden gate.

HEATING

Gas central heating.

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 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 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.