

# **HomeQuest**

**Property Management Services Ltd.**

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**73 Walmsley Street, Fleetwood. FY7 6LJ**

**Asking Price £91,950**



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 open to the dining room, modern kitchen, two good sized bedrooms to the first floor and a modern bathroom.

The property has gas central heating, double glazing and a well maintained paved 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**

Upvc front entrance door.

### **HALLWAY**

Staircase leading to the first floor accommodation.

### **LOUNGE 11'8 x 10'6 ( 3.6m x 3.23m )**

Laminate flooring. Double glazed window to the front. Archway to the:

### **DINING ROOM 13'2 x 10'6 ( 4.02m x 3.23m )**

Laminate flooring. Double glazed window to the rear.

### **KITCHEN 14'2 x 8'3 ( 4.32m x 2.52m)**

A range of modern base and wall mounted units with complimentary laminate working surfaces. Complimentary wall tiling. Stainless steel sink unit with mixer tap. Built in oven and hob, extractor cooker hood over. Plumbed for an automatic washing machine. Double glazed window to the side. Side entrance door to the courtyard.

## **STAIRS & LANDING**

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

Modern fitted wardrobes. Double glazed window to the front.

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

Modern fitted wardrobes. Double glazed window to the rear.

### **BATHROOM 8'4 x 8'8 ( 2.54m x 3.23m)**

Modern white suite comprising panel bath with over bath shower, pedestal wash hand basin and low flush w.c. Complimentary wall tiling. Double glazed window to the rear.

## **EXTERNAL**

Well, maintained paved rear courtyard with wooden gate.

## **HEATING**

Gas central heating.

## **EPC RATING E**

### **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 MISDESRIPTIONS 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.



