

# **HomeQuest**

**Property Management Services Ltd.**

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**20 Devon Avenue, Fleetwood FY7 7EA**

**Asking Price £174,950**



## **CHAIN FREE. REDUCED FOR EARLY SALE**

A traditional three bedroomed semi detached house situated in a popular location conveniently located for amenities including local schools, shops and bus and tram routes affording easy access to neighbouring Cleveleys, Blackpool and Lytham St Annes. Offering lots of character and space throughout the accomodation comprises of : entrance hallway, lounge, dining room open to kitchen, three bedrooms and a bathroom. The property has gas central heating and upvc double glazing ( apart from traditional stained glass around the front door ).

Externally there is ample block paving off road parking and driveway leading to a detached garage.  
Offered with no ongoing chain.  
Viewing is highly recommended to appreciate.

## **GROUND FLOOR ACCOMMODATION**

### **ENTRANCE**

Wooden front entrance door.

### **HALLWAY**

Wooden front entrance door with traditional stained glass to top and side opening into a spacious entrance hallway. Built in understairs storage and built in understairs walk in storage. Wood effect laminate flooring. Spindled wooden staircase leading to the first floor accommodation.

### **LOUNGE** 11'7 x 10'6 ( 3.53m x 3.20m )

'Hole in the wall' living flame coal effect gas fire. Double glazed bay window to the front.

### **DINING ROOM** 11'10 x 10'7 ( 3.60m x 3.22m)

Double glazed window to the rear. Open through to the:

**KITCHEN** 17'6 x 5'11 ( 5.34m x 1.8m ) Long gallery kitchen with an extensive range of fitted base and wall mounted units in cream colour with complimentary working surfaces. Fitted gas hob with stainless steel extractor cooker hood over. Built in eye level oven and microwave. Stainless steel one and a half bowl sink unit with mixer tap. Plumbed for automatic washing machine and dishwasher. Complimentary part tiled walls. Laminate effect flooring. Two double glazed windows to the side. Wooden side entrance door to the rear garden.

### **STAIRS & LANDING**

Double glazed window to the side.

**Loft access by wooden ladders to large boarded loft with power and light laid on. Door to w.c. 14'1 x 11'9 (4.27m x 3.62m)**

### **BEDROOM 1** 11'7 x 10'6 ( 3.54m x 3.21m)

Built in wardrobes.

Double glazed bay window to the front.

**BEDROOM 2** 11'9 x 10'7 ( 3.59m x 3.22m)

Built in wardrobes.

Double glazed bay window the rear.

**BEDROOM 3** 6'11 x 5'11 ( 2.12m x 1.80m)

Double glazed window to the front.

**BATHROOM** 8'10 x 7'0 ( 2.69m x 2.1m)

Four piece suite comprising toilet, bidet, pedestal wash hand basin and panel bath with Mira shower over and screen Complimentary wall tiling. Fully tiled walls. Laminate flooring. Double glazed window to the side.

**EXTERNAL**

Block paving to the front for ample off road parking and with hedge border.

Block paved driveway leading to a detached garage.

Mature lawned garden to the rear.

**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 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 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.