

HomeQuest

Property Management Services Ltd.

11 Westfield Avenue, Fleetwood. FY7 7NB

Asking Price £87,950

Currently with a tenant in situ.

This is a terraced house situated in a popular location, convenient for local amenities including schools, shops and transport routes.

Briefly comprising entrance hallway, large lounge, kitchen, three generous bedrooms and a bathroom.

Gas central heating and double glazing.

Gardens to the front and rear.

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

LOUNGE 18'4 (5.59m) x 12'4 (3.75m)

KITCHEN 11'3 x 7'1(3.42m x 2.15m) With a range of fitted units and working surfaces. Door to rear garden.

STAIRS & LANDING

BEDROOM 1 12'4 x 9'5 (3.75m x 2.8m)

BEDROOM 2 12'4 x 8'6 (3.75m x 2.59m)

BEDROOM 3 7'6 x 6'4 (2.28m x 1.93m)

BATHROOM 7'1 x 5'6 (2.15m x 1.67m) Bath, sink and toilet.

EXTERNAL

Gardens to the front and rear.

HEATING

Gas central heating.

EPC RATING C

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.

