



Southgate, Fleetwood, FY7 8JF

Asking price £245,000



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Front of Property

Private off road parking with access to the garage. Lawned area to the front also.

Inner Hallway

Access to all rooms including loft space. The hallway has a storage cupboard with is ideal for coats and shoes.

Kitchen/ Lounge

open plan kitchen with lounge. Modern throughout with plenty of wall and base units which include appliances like a dishwasher, Washer dryer and built in oven and microwave. room also comes with large double glazed window overlooking the rear garden and gas central heated radiators. the lounge has an open gas fire with surround also.

Shower Room

Modern three piece shower room with walk in electric shower and a low flush WC with mixer tap wash hand basin and chrome heated towel rail. The room also has part tiled walls with tiled flooring an a double glazed opaque window to the side of the property.

Bedroom One

Double bedroom with storage space and double glazed window overlooking the front of the property. The room also benefits from gas central heated radiators.

Bedroom Two

Double bedroom with storage space and double glazed window overlooking the front of the property. The room also benefits from gas central heated radiators.

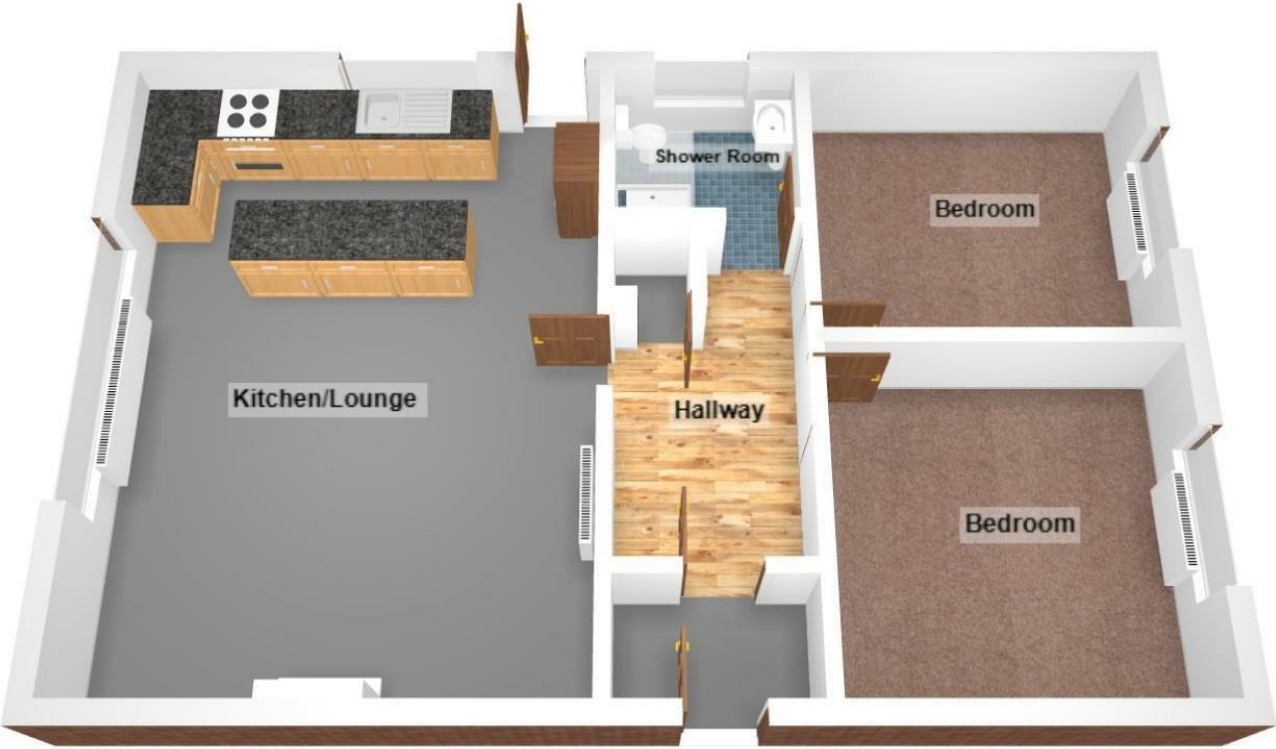
Rear Garden

Private not overlooked rear garden with decking area and is just short of south facing. The garden has access to the garage and side of the property also.

Garage

The garage has an up and over door with electric and lighting and also houses the meters for the property.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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