



Warren Street, Fleetwood, FY7 6EA

Offers in the region of £99,950

 2  1  2  D



79 Warren Street, Fleetwood, FY7 6EA

Offers in the region of £99,950



Entrance Hallway

Access from main street into the inner hallway where you have access to the two reception rooms and the staircase to the upper level.

Lounge

Great size room ideal family room which benefits from double glazing. The room also has a feature built in fireplace which complements the room.

Reception Room

Another great size room can be used for dining or as the main living area. The room again benefits from double glazing and a wall hanging electric fire

Kitchen

Modern kitchen with a host of wall and base units and worktop space. The kitchen has tiled wall and an access door leading to storage space and comes with built in appliances such as a electric hob, Oven and Hood. There is plumbing for a washing machine and the kitchen has access to the rear garden also and has a double glazed window.

Bedroom One

Large double bedroom with great storage space along with double glazed window and gas central heating.

Bedroom Two

Double bedroom with storage space and double glazed window and gas central heating.

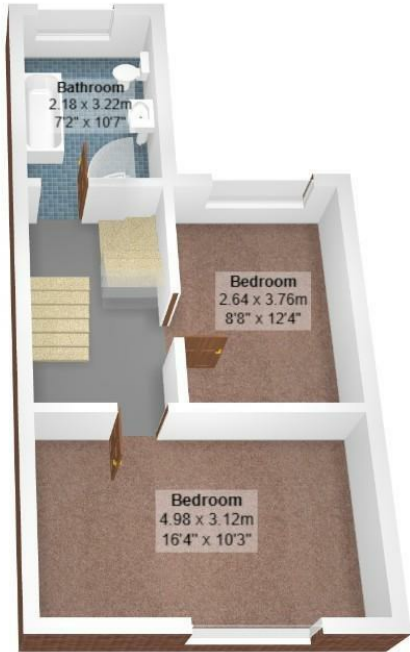
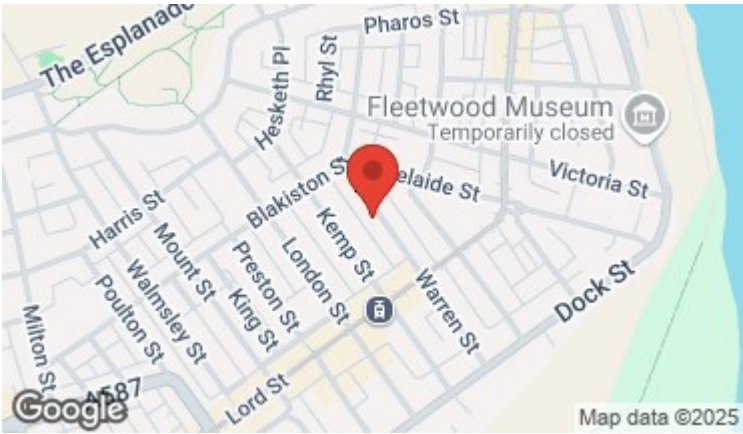
Bathroom

Four piece family bathroom which included a walk in electric shower, Low flush WC, freestanding wash hand basin with mixer tap and a single panel bath. The room has the benefit of gas central heating and a double glazed opaque window also.

Rear Garden

Good size rear garden with is low maintenance and has an access door to the rear alleyway.





Total Area: 81.8 m² ... 880 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		66	83

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.