



**Pharos Grove, Fleetwood, FY7 6BH**

**Offers over £75,000**



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### **Vestibule**

UPVC door leading into the vestibule, hard wearing carpet, wooden door leading into the lounge

### **Lounge**

UPVC double glazed window to the front aspect, radiator, cupboard housing the electric and gas meters

### **Kitchen Dining room**

A good range of wall and base units, stainless steel sink and drainer, integrated oven and hob, plumbed for a washing machine, wall mounted boiler, UPVC double glazed window overlooking the rear yard, stairs leading to the first floor

### **Ground floor shower room**

Newly fitted walk in shower unit, vanity wash hand basin, low flush toilet, radiator, UPVC double glazed frosted window overlooking the rear yard

### **Bedroom**

UPVC double glazed window to the front aspect, storage cupboards, wooden door leading to the landing

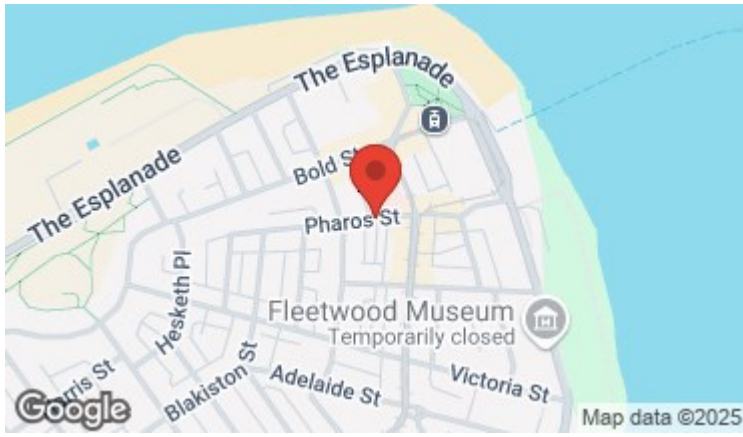
### **Bedroom**

UPVC double glazed window to the rear aspect, cupboard housing hot water tank, wooden door leading to the landing

### **Rear Yard**

Low maintenance, shed for storage and gate accessing the alleyway





Total Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>78</b></p> <p><b>50</b></p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-48) <b>D</b></p> <p>(21-34) <b>E</b></p> <p>(11-20) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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