



Pharos Grove, Fleetwood, FY7 6BH

Offers in the region of £85,000



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Front Of House

Access from main road into vestibule and then into the front room. Off road parking at front of property

Lounge

Good size living space with single glazed window to front. Heating is sourced through an electric fire and gas central heating it also gives access to kitchen diner.

Kitchen Diner

The kitchen comes with base units and has a freestanding gas cooker and comes with space for a fridge freezer. The boiler is also housed here and the room also comes with a dining space which is located under the stair case and gas central heating. The Kitchen leads to a utility room.

Utility Room

Ideal room with plumbing for a washing machine and space for a dryer if stacked. There is an outside door leading to patio area and access to the bathroom also.

Bathroom

Three piece bathroom with single panel bath with overhead shower, Low flush WC and mixer tap wash hand basin. The bathroom is part tiled and comes with an opaque window to the side of the room.

Bedroom One

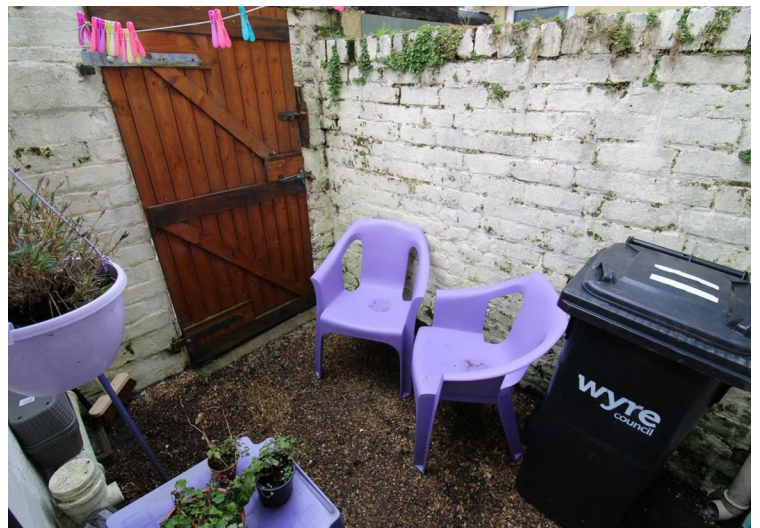
Great sized double bedroom with glazed window to the front and gas central heating and offers good storage space and movability.

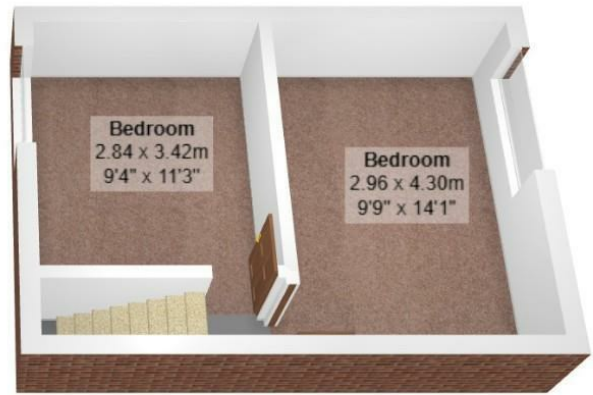
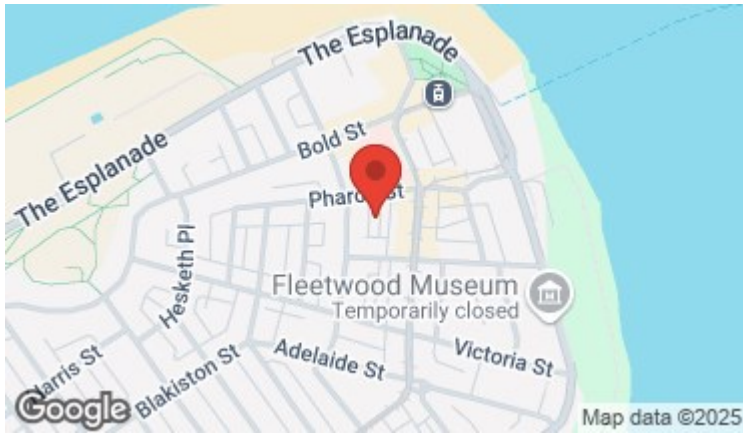
Bedroom Two

Good size room with good storage space with glazed window to the rear and offers decent storage space and gas central heating also.

Patio Area

Private patio area to the rear with gated access to alleyway.





Energy Efficiency Rating	
Current	Potential
88	88

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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