



**Albert Street, Fleetwood, FY7 6AH**

**Offers over £115,000**

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**Offers over £115,000**



### **Description**

A spacious and well maintained two bedroomed terraced family house. Sympathetically refurbished in 2019, in good decorative order. Gas Central Heating throughout. Close to all amenities with plenty of on street parking.

### **Front Of Property**

Access through UPVC front door with lovely arched window above the vestibule.

### **Inner Hallway**

Attractive tiled floor with access through oak and half glass door to Hallway.

### **Reception Room**

Large light room with wooden flooring and UPVC window overlooking the rear garden area. Access to the kitchen and also to the cellar. Open plan to the lounge.

### **Lounge**

Spacious and light living area with wooden flooring, UPVC window to front of the property, wooden fireplace and hearth with inset tiled area.

### **Kitchen**

Modern kitchen with a good range of white gloss wall and base units. Built under electric fan oven, gas hob and electric cooker hood. Wooden flooring, UPVC window and UPVC door leading to the walled garden area.

### **Cellar**

Accessed from the second reception room through an oak door. The area is heated with power and light, and provides a place for storage.

### **Bedroom One**

Spacious and light, carpeted double bedroom with ample space for storage, facing the front of the property. UPVC window. Access through an oak door to the upper spacious hallway area.

### **Bedroom two**

Spacious and light, carpeted double bedroom with ample space for storage, facing the rear of the property. UPVC window. Access through oak door to upper hallway.

### **Bathroom**

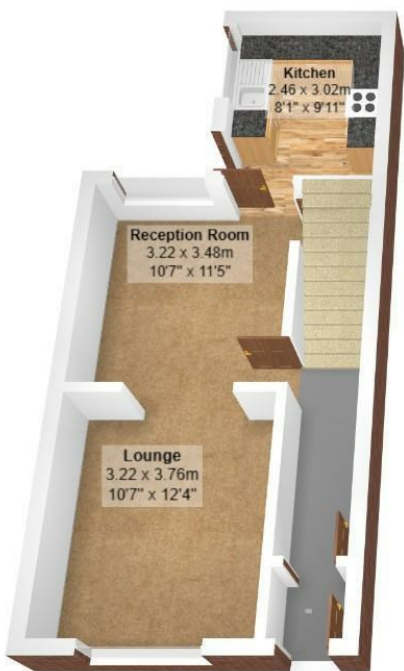
Accessed from the upper hallway through an oak door. Modern four piece bathroom with a large walk in tiled electric shower cubicle. Low flush WC, single panel bath and mixer tap wash hand basin. Partly tiled. UPVC opaque window.

### **Rear Garden**

Low maintenance area with large wooden gate leading to rear access.







Total Area: 81.3 m<sup>2</sup> ... 875 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Current	Potential	Current	Potential		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	87	(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		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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