



97 Witton Avenue, Fleetwood, FY7 8HH  
£109,995

PROPERTY  
PERSPECTIVE



Property Perspective are pleased to be able to present to you this vacant 3 bedroom mid terraced house, situated in Fleetwood.

The living accommodation briefly comprises of; lounge/diner and kitchen on the ground floor. To the first floor 2 double bedrooms, 1 single bedroom and 3 piece bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - A

## GROUND FLOOR

### Lounge/diner 11'4" x 22'8" (3.46m x 6.93m)

Wood effect laminate flooring with bay fronted window and blind

### Kitchen 14'0" x 5'9" (4.27m x 1.77m)

Wood effect laminate flooring with access to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

## FIRST FLOOR

### Bedroom 12'3" x 9'11" (3.75m x 3.04m)

Wood effect laminate flooring with bay fronted window and blind

### Bedroom 9'10" x 9'3" (3.02m x 2.83m)

Carpet flooring with window to the rear elevation

### Bedroom 6'11" x 6'11" (2.12m x 2.13m)

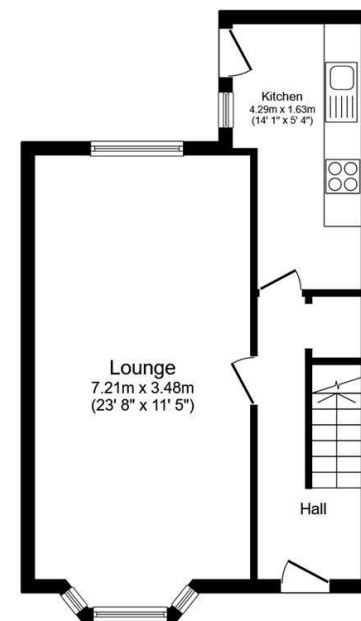
Wood effect laminate flooring with window to the front elevation and curtains

## Bathroom

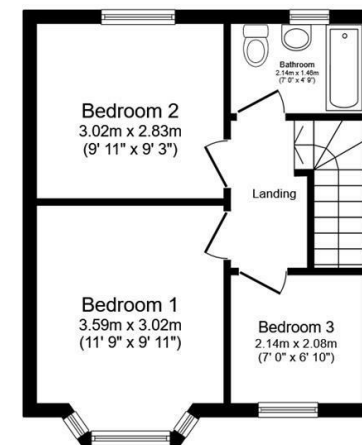
High gloss tile flooring with 3 piece bathroom suite in white, shower over bath with curtain rail and heated towel rail

## EXTERNAL

Block paved rear garden, enclosed by panel fencing with shared access via ginnel. Gated access to the front of the property, with driveway for 1 vehicle.



Ground Floor  
Floor area 41.2 sq.m. (443 sq.ft.)



First Floor  
Floor area 33.0 sq.m. (355 sq.ft.)

Total floor area: 74.2 sq.m. (799 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)