



Witton Avenue, Fleetwood, FY7 8HH

£109,995

ATTENTION FIRST TIME BUYERS & INVESTORS!!! We are pleased to be able to present to you this 3 bedroom mid terraced house, situated in Fleetwood!



97 Witton Avenue, Fleetwood, FY7 8HH

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.





