

£225,000

Subject to contract





A modern style detached bungalow located within a cul-de-sac and in need of general modernisation as reflected in the asking price.

The property is installed with upvc double glazing, gas central heating and has the benefit of a southerly facing rear garden with the accommodation briefly comprising Hall, Lounge/Dining Room, Conservatory, fitted Kitchen, two Bedrooms and Shower Room.

To the front of the bungalow is a lawned garden area and paved driveway to the side leading to a detached garage and providing ample off road parking. The enclosed southerly facing rear garden includes shaped lawn, paved patio and established borders.

Elswick Green is a continuation of Elswick Road off Marshside Road, where there are transport facilities, local shops, restaurants along with the Fleetwood Hesketh Sports & Social Club.

Churchtown Village, which is only a 7 minute drive away or alternatively a 29 minute walk, hosts a number of shops, restaurants and bars. Additionally, within easy reach, there are many local schools, golf clubs and parks, including the Botanic Gardens and Hesketh Park.



Ground Floor

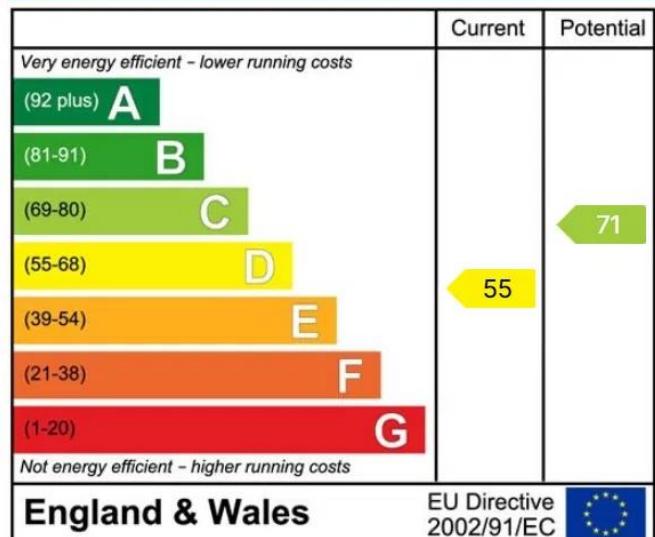
Approx. 62.9 sq. metres (676.7 sq. feet)



Total area: approx. 62.9 sq. metres (676.7 sq. feet)



Energy Efficiency Rating



Ground Floor:

Hall

Lounge/ Dining Room - 7.37m x 2.9m (24'2" x 9'6")
overall Kitchen - 2.87m x 2.36m (9'5" x 7'9")

Conservatory - 2.36m x 2.18m (7'9" x 7'2") Bedroom 1 - 3.48m x 2.92m (11'5" x 9'7")

Bedroom 2 - 3.18m x 2.39m (10'5" x 7'10") Shower Room - 2.39m x 1.68m (7'10" x 5'6") overall

Outside - To the front there is a lawned garden area and paved driveway providing ample off road parking for multiple cars. The south facing rear garden includes shaped lawn, paved patio area, established boarders and detached garage.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band 'B'.

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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