5 Lancaster House, Fleetwood, FY7 6SX

Two Bedroom Second Floor Apartment

£59,950

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SECOND FLOOR TWO BEDROOM APARTMENT UNDER £60,000!!!!

Shoreline Estates are delighted to present this spacious two-bedroom second floor apartment, conveniently located close to Fleetwood town centre, local amenities and excellent transport links. Offering a generous lounge, separate dining kitchen, two bedrooms, bathroom and useful storage, this property is perfect for first-time buyers and investors alike. A fantastic opportunity with great potential – early viewing is highly recommended!

Communal Entrance
uPVC double glazed entrance door, post-boxes.

Hallway
Storage cupboard

Lounge 3.26m x 4.36m (10'8" x 14'3")
uPVC double glazed window to front elevation, Electric radiator.

Dining Kitchen 2.9m x 3.6m (9'6" x 11'9")
Range of wall and base cupboard units with complimentary roll edge work tops, Single drainer stainless steel sink, Plumbed for automatic washing machine, Integrated oven and hob, Part tiled walls, uPVC double glazed window to rear elevation.

Bedroom 3.6m x 3.3m (11'9" x 10'9")
Built in wardrobe, hot water boiler, uPVC double glazed window to rear elevation, Electric radiator.

Bedroom 2.2m x 3.51m (7'2" x 11'6")
uPVC double glazed window to front elevation, Electric radiator.

Shower Room 2.08m x 2m (6'9" x 6'6")
Walk in shower cubicle, Low flush WC, Pedestal wash hand basin, Tiled walls

Key Features

- Popular Residential Location
- Two Bedrooms
- Lounge
- Dining Kitchen
- Shower
- Double Glazing
- Rear Yard
- Early Viewing Essential

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Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

GENERAL

TENURE
Leasehold. £720.00 pa 999 years from 1974 (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

FIXTURES & FITTINGS
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

WARRANTIES
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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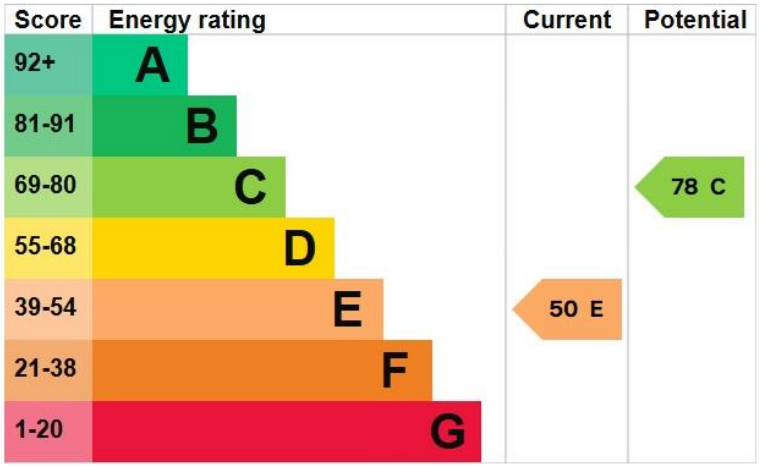
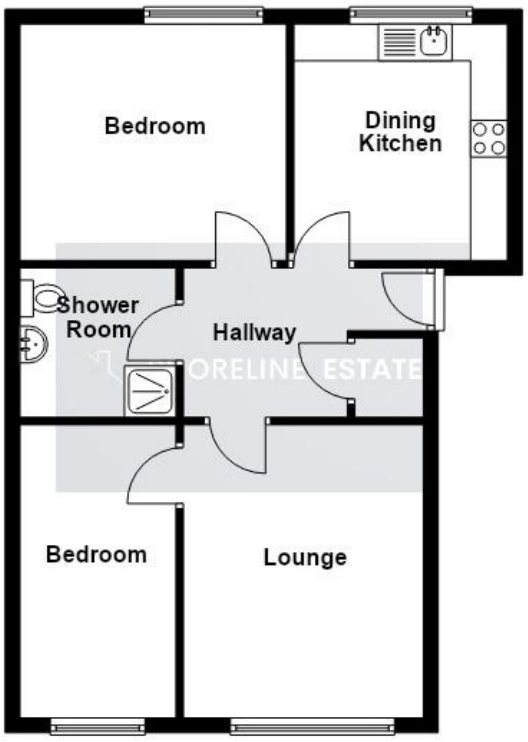
FREE VALUATION
If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.















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