

Road Map



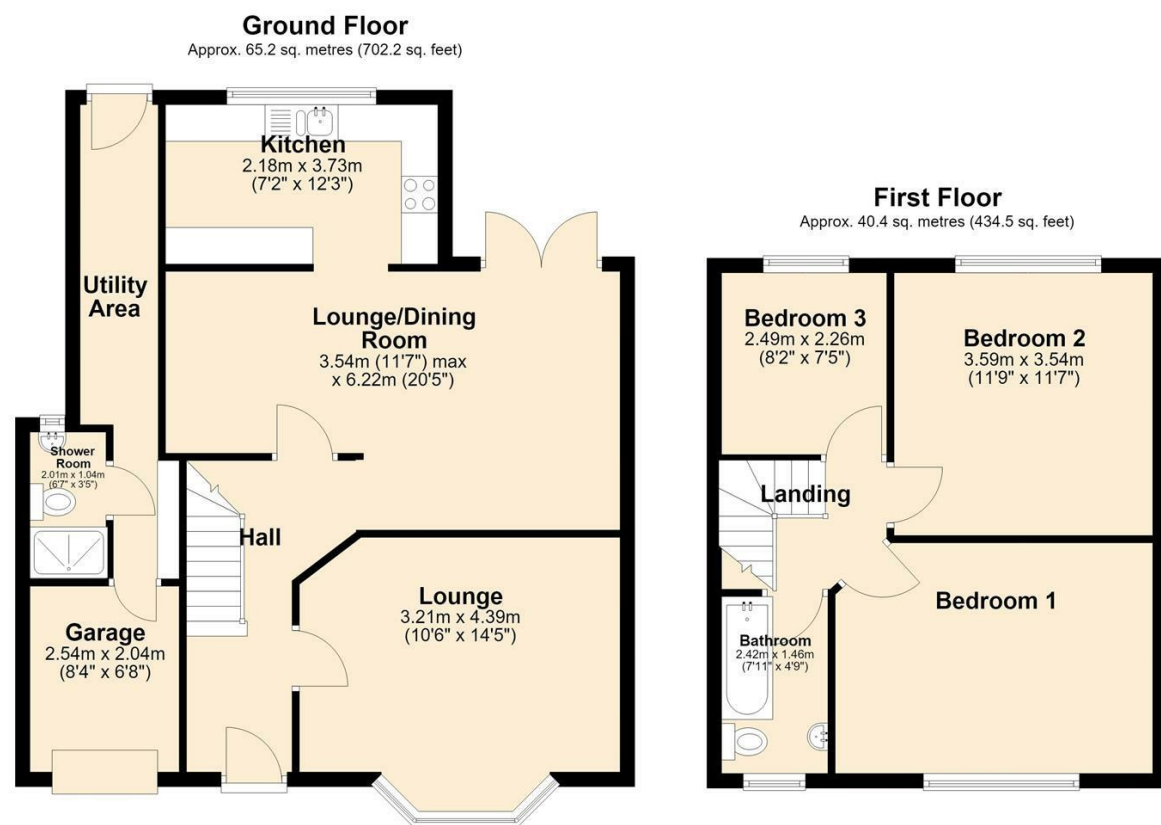
Hybrid Map



Terrain Map



Floor Plan



21 Warren Avenue South  
, Fleetwood, FY7 7AT

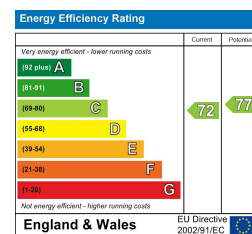
Offers In The Region Of £225,000

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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# 21 Warren Avenue South

, Fleetwood, FY7 7AT

## Offers In The Region Of £225,000



### Hallway

Door to front providing access from front driveway. Stairs to front leading to first floor landing. Access to all ground floor rooms. Carpet, ceiling light and radiator.

### Lounge

14'4" x 10'6"  
UPVC double glazed bay window to front. Electric fire. Carpet, ceiling light and radiator.

### Lounge/Dining Room

20'4" x 11'7"  
UPVC double glazed patio doors leading to rear garden. Fitted log burner housed within chimney breast. Carpet, ceiling light and radiator. Access through to Kitchen.

### Kitchen

12'2" x 7'1"  
UPVC double glazed window to rear. Range of wall and base units with complimentary worktops above. Ceramic hob with electric oven beneath and extractor fan above. 1.5 stainless steel sink unit with mixer tap. Space for fridge freezer. Access through to Utility Area. Vinyl flooring, ceiling light and radiator.

### Utility Area

Door to rear providing access to rear garden. Ample storage and space for washing machine & tumble dryer. Access to Garage. Vinyl flooring and ceiling light.

### Shower Room

6'7" x 3'4"  
UPVC double glazed opaque window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle with fitted glass partition, vanity wash hand basin and low flush WC. Wood effect laminate flooring, ceiling light and ladder style towel heater.

### Garage

8'3" x 6'8"  
Up and over garage door to front. Power & lighting.

### First Floor Landing

UPVC double glazed opaque window to side. Access to all first floor rooms. Carpet, ceiling light and radiator.

### Bedroom One

14'2" x 10'4"  
UPVC double glazed window to front. Floor to ceiling wardrobes with sliding, mirrored doors. Carpet, radiator and ceiling light.

### Bedroom Two

11'9" x 11'7"  
UPVC double glazed window to rear. Fitted cupboards. Carpet, ceiling light and radiator.

### Bedroom Three

8'2" x 7'4"  
UPVC double glazed window to rear. Cupboard

housing combi boiler. Carpet, radiator and ceiling light.

### Bathroom

7'11" x 4'9"  
UPVC double glazed window to front. Three piece bathroom suite comprising; panel bath with glass partition, vanity wash hand basin and low flush WC. Vinyl flooring, tiled walls and plastic cladding to bath area. Light and radiator. Loft access.

### Front Exterior

Open driveway providing off road parking for at least two vehicles.

### Rear Exterior

Stunning rear garden with artificial grass and central paved pathway. Established hedges, plants and shrubs to garden perimeter. Fitted shed.

### Further Information

Tenure - Freehold  
EPC Rating C  
Council Tax Band - C - Wyre Borough Council

