

6 Meadow Avenue, Fleetwood, FY7 7PL

Three Bedroom Semi Detached House

£109,950

 3  2  1



Ideal Investment Opportunity!

Calling all investors and buyers looking for a project with fantastic potential. This generously proportioned three-bedroom property offers excellent space throughout and presents a superb opportunity to upgrade and modernise to create a desirable family home or strong rental investment.

The property benefits from well-proportioned accommodation, including a spacious lounge and a good-sized kitchen area, with plenty of scope to redesign and enhance to suit modern living. Upstairs, there are three well-sized bedrooms, including a particularly generous third bedroom measuring over 8' x 8'5", making it larger than many comparable properties and ideal as a bedroom, office or nursery.

Externally, the home boasts a great-sized rear garden, offering excellent outdoor space and further potential for landscaping or extension (subject to relevant permissions). Generous room sizes and huge potential to add value, this property is ideal for investors, developers or buyers looking to create their own home.

Hallway

Under stair storage, Meter cupboard, uPVC double glazed entrance door, uPVC double glazed window

Lounge 3.86m x 3.60m (12ft 7in x 11ft 9in)

Living flame fire in brick effect surround, uPVC double glazed bay window, Radiator.

Dining Room 3.32m x 3.48m (10ft 10in x 11ft 5in)

uPVC double glazed window, Radiator.

Kitchen 2.48m x 4.54m (8ft 2in x 14ft 11in)

The kitchen needs full refurbishment, currently there is a range of wall and base cupboard units with complimentary roll edge work tops, and a single drainer stainless steel sink, uPVC double glazed window, door leading to rear garden.

Key Features

- Popular Residential Location
- Deceptive Accommodation
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens Front & Rear
- Spacious Accommodation with Potential to modernise further
- Ideal Family Home
- Early Viewing Essential
- NO CHAIN

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

First Floor

Bedroom 1 3.66m x 3.64m (12ft x 11ft 11in)
uPVC double glazed window, Radiator.

Bedroom 2 3.14m x 3.64m (10ft 3in x 11ft 11in)
uPVC double glazed window, Radiator.

Bedroom 3 2.44m x 2.56m (8ft x 8ft 4in)
uPVC double glazed window, Radiator.

Bathroom 1.92m x 1.86m (6ft 3in x 6ft 1in)
Comprising of a panelled bath with electric shower and screen, Pedestal wash hand basin, Low flush WV, Part tiled walls, uPVC double glazed window

Outside

Front Garden

Private front garden mainly laid to lawn with established bushes, Tarmac pathway to property and side access to rear garden.

Rear Garden

To the rear of the property is a generous sized garden mainly laid to lawn, offering excellent outdoor space and plenty of potential. There is a paved pathway and patio area

GENERAL

TENURE

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.)

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.

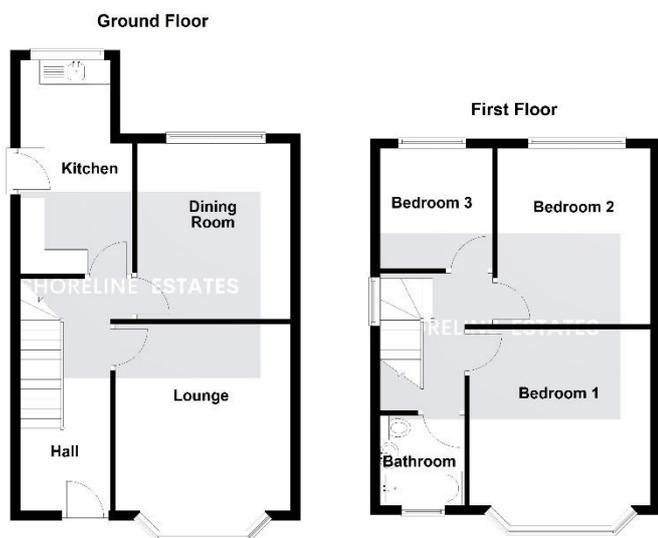
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Get in touch

FOR APPOINTMENTS AND
ENQUIRIES

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A Fully Tailored Property
Service To Meet Your Needs
And Exceed Your Expectations



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