



Furness Avenue | | Fleetwood | FY7 8LR

£200,000

 **TAMARA SAMUELS**
The Home of Signature Properties

Furness Avenue |
Fleetwood | FY7 8LR
£200,000

- Detached true bungalow
- Modern fitted kitchen
- South-facing rear garden
- No onward chain
- Close to local shops, schools and transport links
- Three double bedrooms
- Conservatory
- Detached garage and private driveway
- Three useful hallway storage cupboards
- Approximately half a mile from the beach and promenade

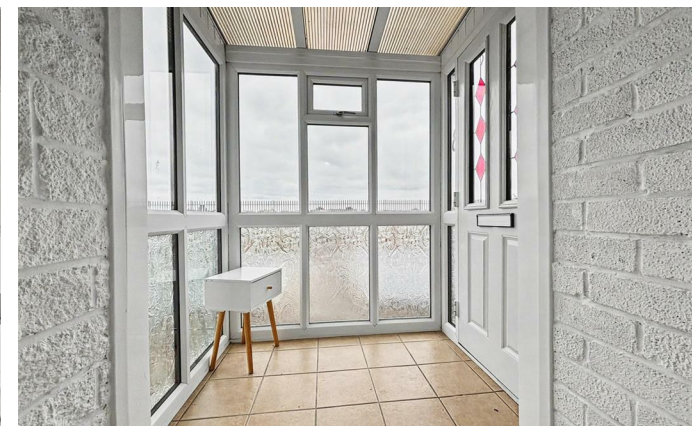
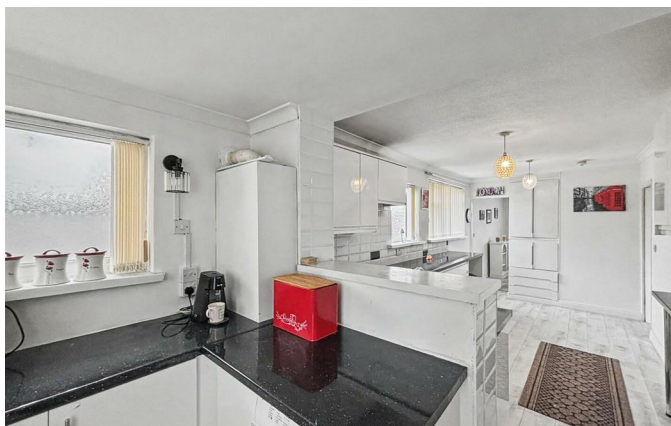
Porch

An enclosed entrance porch providing a practical entrance into the property.

Kitchen

8'3" x 14'11" (2.52m x 4.55m)

Fitted with a modern range of wall and base units with complementary work surfaces, incorporating an integrated oven and hob, inset sink and drainer, with open access to the utility area.



Spacious detached bungalow with three double bedrooms, a south-facing garden and no onward chain.



Lounge

15'10" x 11'1" (4.83m x 3.38m)

A spacious reception room with a large front-facing window providing plenty of natural light and ample space for both seating and dining furniture.

Hallway

A welcoming central hallway giving access to all principal rooms and benefiting from three useful built-in storage cupboards.

Conservatory

14'6" x 9'7" (4.42m x 2.92m)

A versatile additional reception room overlooking the rear garden, ideal as a dining area, sitting room or garden room.

Master Bedroom

10'7" x 12'0" (3.22m x 3.65m)

A generous double bedroom overlooking the rear garden with space for a full range of bedroom furniture.

Bedroom 2

8'4" x 12'0" (2.54m x 3.65m)

A well-proportioned double bedroom enjoying views over the rear garden.

Bedroom 3

6'10" x 9'5" (2.09m x 2.86m)

A further double bedroom overlooking the front of the property, offering flexibility as a guest room, home office or hobby room.



Shower Room

6'11" x 6'2" (2.12m x 1.89m)

Fitted with a three-piece suite comprising a shower enclosure, wash hand basin with vanity storage and WC.

Garage

8'8" x 25'3" (2.65m x 7.70m)

Detached single garage with up-and-over door, accessed via the driveway, together with a pedestrian door providing direct access from the rear garden. Offering secure parking and useful storage space.

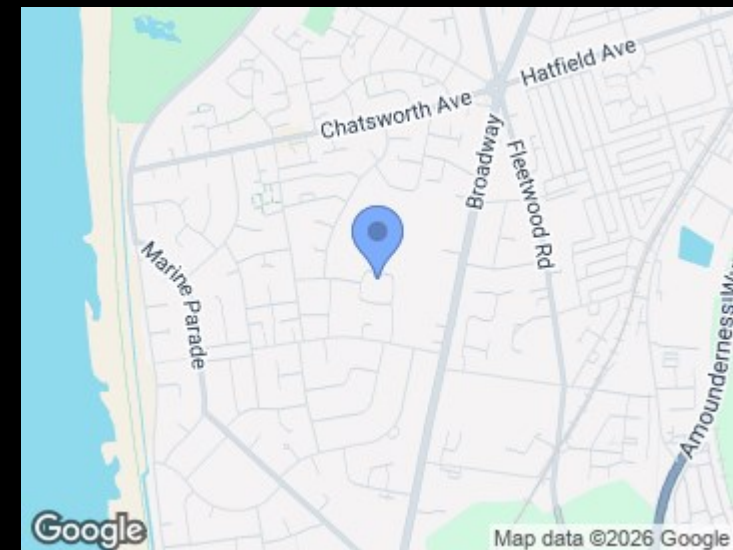
Outside

The front of the property offers a lawned garden, driveway and access to the detached garage. The generous south-facing rear garden is mainly laid to lawn with established planting, paved seating areas and a timber pergola. Gated side access provides a practical route to the front of the property.

Important Information

Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide and do not form part of any offer or contract. Measurements are approximate and buyers should verify any information important to their purchase, including measurements, tenure and associated charges, with their solicitor or other appropriate professional. All buyers must complete ID, AML, proof and source of funds checks through our third-party verification provider. A non-refundable verification fee applies.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band C EPC Rating D

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