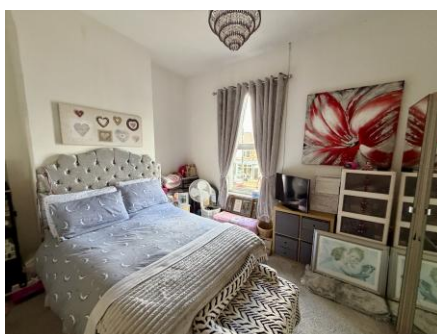
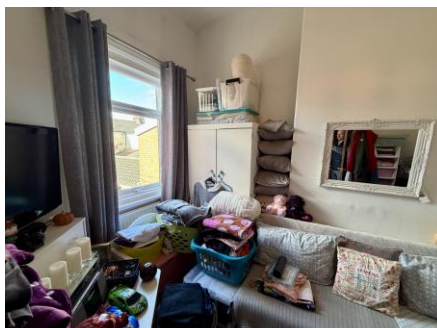


‘ EXCELLENT POSITION ’



45 NORTH ALBERT STREET FLEETWOOD FY7 6AR
PRICE £89,950

- . **DECEPTIVELY SPACIOUS GARDEN TERRACE**
- . **2 DOUBLE BEDROOMS & 2 RECEPTIONS**
- . **UTILITY & DOWNSTAIRS W.C**
- . **UPVC DOUBLE GLAZING**
- . **GAS CENTRAL HEATING**
- . **CELLAR FOR STORAGE**
- . **LARGE COURTYARD TO REAR**

DESCRIPTION A well presented and deceptively spacious garden fronted terrace, ideally situated just a short walk from Fleetwood town centre and the Esplanade. An ideal first time buy or investment opportunity, the accommodation comprises an entrance porch, good sized lounge open to the dining room, kitchen, useful utility room a handy downstairs W.C and a cellar for storage. To the first floor are a landing, two double bedrooms and a shower room with W.C and a white suite. Outside, the property is garden fronted, whilst to the rear is a large courtyard.

LOCATION Proceeding into Fleetwood along Dock Street and take a left turn into Victoria Street. North Albert Street is the second turning on the right hand side. Number 45 is a short distance along on the left hand side.



45 NORTH ALBERT FLEETWOOD

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE PORCH UPVC double glazed door.

LOUNGE 13'7 X 11'0. UPVC double glazed window, radiator, stairs, archway to:-

DINING ROOM 13'10 X 10'7. UPVC double glazed patio doors to rear, radiator, staircase to cellar.

KITCHEN 8'0 X 6'5. Fitted with a range of pine style base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built in oven and hob, tiled splashbacks, matching eye level cupboards, understairs storage cupboard, UPVC double glazed window.

UTILITY ROOM Boiler, plumbing for washing machine, UPVC double glazed door.

W.C W.C – low suite, pedestal wash and basin, heated chrome style ladder towel rail, UPVC double glazed window.

CELLAR

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 13'8 X 11'8. UPVC double glazed bay window, radiator.

BEDROOM NO 2 13'2 X 8'4. UPVC double glazed window, radiator.

SHOWER ROOM & W.C Fitted with a white suite comprising shower cubicle, W.C – low suite, heated chrome style ladder towel rail, UPVC double glazed window.

OUTSIDE

FRONT GARDEN

LARGE REAR COURTYARD

TENURE Freehold.

SERVICES All mains gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

COUNCIL TAX BAND:- A **EPC RATING:- C**