

# **HomeQuest**

**Property Management Services Ltd.**

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**1 Bentham Avenue, Larkholme. FY7 8RH**

**Asking Price £219,950**



Spacious three bedroom detached true bungalow for sale on Bentham Avenue in Fleetwood. The property is in a popular residential location close to the seafront, shops, schools and transport links.

Epc rating D.

No chain involved.

## ENTRANCE PORCH

UPVC double glazed windows to front and side . Composite entrance door.

## LOUNGE

16`8` x 14`3` (5.09m x 4.34m)

UPVC double glazed window to front aspect and side.. Wall mounted electric fire.

## INNER HALLWAY

Loft hatch. Built in storage cupboard. Door to the integral garage.

## LARGE KITCHEN/ DINER

17`9` x 13`9` (5.41m (max) x 4.20m (max)

Bi-fold doors to rear aspect, UPVC double glazed windows to side. Skylight, Modern fitted range of wall and base units with work surfaces, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over and splashback, Plumbed for washing machine. Wood effect laminate flooring.

## BEDROOM ONE

14`2` x 10`2` (4.32m x 3.10m)

UPVC double glazed window to rear.

## BEDROOM TWO

12`6` x 7`2` (3.82m x 2.18m)

UPVC double glazed window to front.

## BEDROOM THREE

10`8` x 9`1` (3.25m x 2.76m)

UPVC double glazed window to rear.

## BATHROOM

6`1` x 5`5` (1.86m x 1.65m)

UPVC double glazed opaque window to side. Three piece bathroom suite - panelled bath with shower over, pedestal wash hand basin and low flush w.c

## EXTERNAL

### FRONT

Low maintenance front garden, mainly stoned with raised flower bed, paved pathway, driveway and wooden side gate leading to rear garden.

## REAR

Low maintenance rear garden, part decked and part stoned

## GARAGE

Up and over door. Power and light laid on.

## HEATING

Gas central heating.

## EPC RATING D

## TENURE

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

## FIXTURES & FITTINGS

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

## PROPERTY MISDESCRIPTONS ACT

Under the Consumer Protection from Unfair Trading Regulations 2014, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements of fact, and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed, and they do not form any part of any contract.

## INFORMATION

Please note this brochure including photography was prepared by Homequest Property Management Services Ltd in accordance with the sellers' instructions.

## MEASUREMENTS

All measurements are taken electronically and whilst every care is taken with their accuracy. They must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer of contract. Properties are measured to the maximum, which is to the widest and deepest point.

## 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.

## VIEWING

By prior appointment with the vendors agent Homequest Property Management Services Ltd, 4 Poulton Road, Fleetwood. FY7 6TE.



