



Medlock Avenue, Fleetwood, FY7 8DE

Offers in the region of £77,000



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Front Garden

Gated front garden, driveway for one car and side gate leading to the rear of the property

Hallway

UPVC double glazed door to the front, electric heater, double glazed window and storage under the stairs.

Lounge / Dining Room

Large lounge with space for a dining table and chairs, electric fire and surround, double glazed window to the rear and double glazed patio doors leading onto the rear garden.

Kitchen

A good range of wall and base units, double glazed window to the front, integrated oven and hob, space for a washing machine, integrated fridge and freezer and storage under the stairs housing the boiler.

Landing

Double glazed frosted window to the front

Bedroom One

Spacious double room with double glazed window to the rear

Bedroom Two

Spacious double room with double glazed window to the rear and built in wardrobe

Bedroom Three

Good size single room with double glazed window to the front and a fitted wardrobe

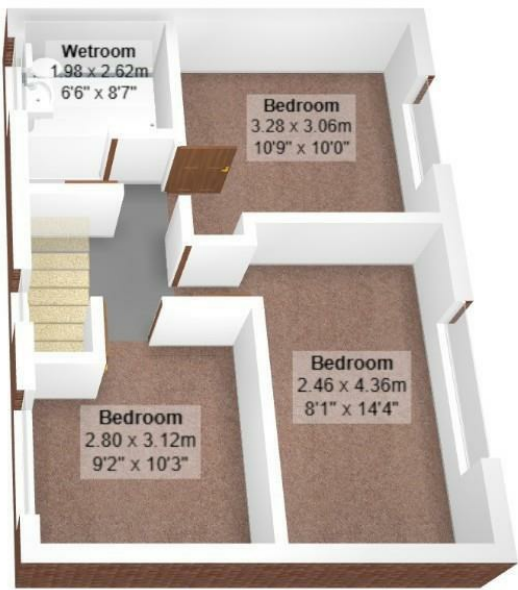
Wet Room

This wet room has a spacious shower area, low flush toilet, wash hand basin and a double glazed window to the front

Rear Garden

Low maintenance rear garden with access down the side of the property which leads onto the front garden





Total Area: 81.8 m² ... 880 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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