



Beach Road, Fleetwood, FY7 8PW

Asking price £230,000



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Front

Driveway with plenty of parking

Porch

UPVC double glazed door and window's

Hallway

Stairs leading to the first floor with cupboard under the stairs housing the electric and gas meters and a double radiator

Downstairs WC

Two UPVC double glazed frosted windows and a modern toilet with built in wash hand basin

Lounge

12'5" x 12'5" (3.80m x 3.80m)

Double glazed UPVC bay window to the front aspect and double radiator

Kitchen/Second Reception

21'5" x 13'5" (6.53m x 4.10m)

Modern fitted kitchen with a range of wall and base units, integrated cooker, hob and extractor and breakfast bar separating the second reception room. One UPVC double glazed window to the side aspect and two UPVC double glazed windows to the rear aspect. UPVC double glazed sliding patio doors from the reception area leading onto the rear garden and a separate UPVC double glazed door from the kitchen area into the rear garden. Two double radiators

Landing

UPVC double glazed window to the side aspect

Bedroom One

12'5" x 12'11" (3.81m x 3.96m)

UPVC double glazed window to the front aspect, double radiator, storage cupboard

Bedroom Two

9'1" x 10'4" (2.78m x 3.16m)

UPVC double glazed window to the rear aspect, wall mounted boiler, storage cupboard, single radiator, loft access

Bedroom Three

11'11" x 7'1" (3.64m x 2.17m)

UPVC double glazed window to the rear aspect, double radiator

Bathroom

8'5" x 5'11" (2.58m x 1.82m)

UPVC double glazed frosted window to the side aspect, four piece bathroom suite comprising of walk in shower cubicle, bath with mixer taps, wash hand basin, low flush toilet, heated towel rail and part tiled walls

Garage

20'9" x 13'4" (6.34m x 4.08m)

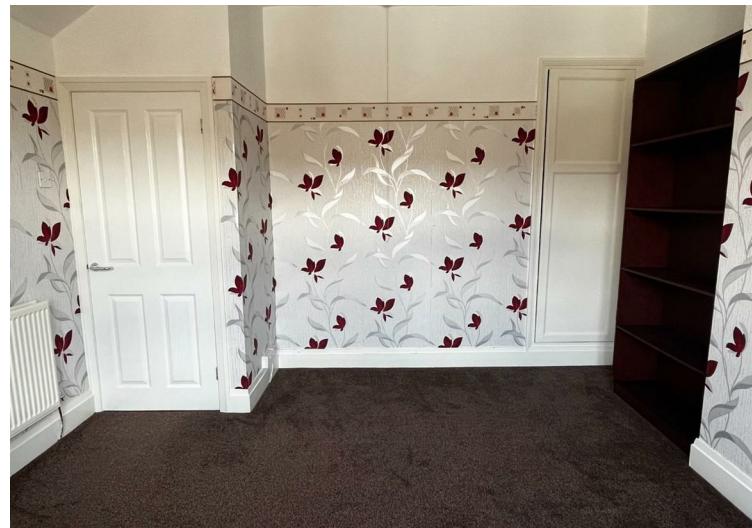
Detached garage with power, light, electric up and over door and UPVC door to the side

Rear

Spacious rear garden which is mostly laid to lawn with a raised section behind the outhouse.

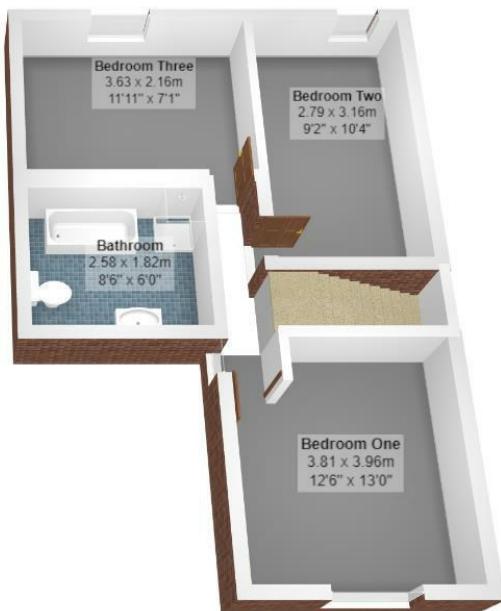
Outhouse

UPVC double glazed window, wooden door, power, lighting and plumbed for washing machine





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Total Area: 105.6 m² ... 1137 ft²

All measurements are approximate and for display purposes only

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

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

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