



Rossall Grange Lane, Fleetwood, FY7 8AD

Offers in the region of £240,000

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Front Of Property

Access from main road into private front paved driveway with space for two cars. The front garden also has a lawned area and access to the side of the building.

Inner Hallway

From the porch you will be greeted into the inner hallway where the room will have wooden flooring with access to all lower rooms and a stair way to the first floor. The room also has access to side of the building.

Lounge

Great size living area with a large double glazed bay window overlooking the front of the property. The room also has the benefit of wooden flooring, gas central heating and a log burner fire with wooden beam surround. The lounge also has double door access to the Dining room.

Dining Room

This room offers great space for dining or to be used as another lounge. The room has wooden flooring and French doors that lead to the rear garden and has the benefits of gas central heating and another multi fuel burning fire.

Kitchen

The kitchen has a great range of wall and base units and worktop space. The kitchen has a range of built in appliances including washing machine, fridge freezer and has a freestanding range cooker. The room is partly tiled and comes with a large window overlooking the rear of the property.

Bedroom One

Large double bedroom with a host of built in wardrobe space. The room benefits from a large bay window overlooking the front of the property along with gas central heating.

Bedroom Two

Another large double bedroom with good built in storage space and again a large window overlooking the rear of the property. The room also comes with gas central heating.

Bedroom Three

Single bedroom currently being used as an office has gas central heating and storage space also.

Bathroom

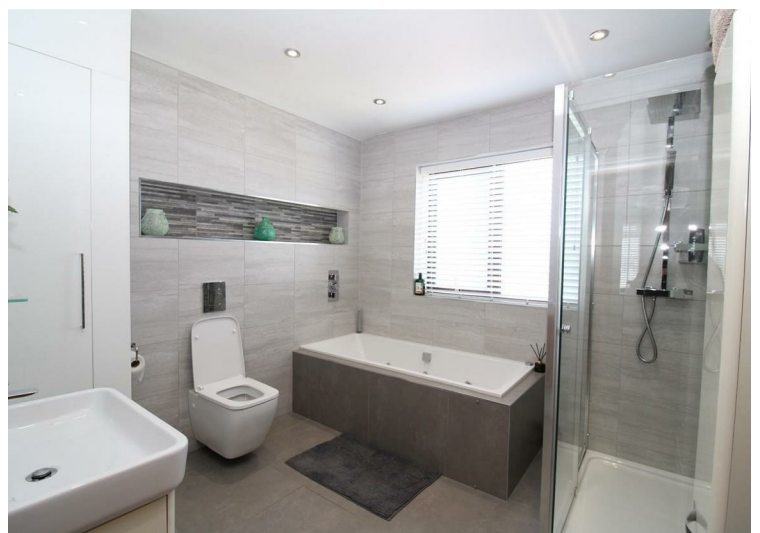
The four piece modern bathroom which has been done to a very high standard comprises of a jacuzzi bath, a walk in shower, low flush WC and mixer tap wash hand basin. The bathroom is fully tiled and has a chrome heated towel rail and an opaque glazed window to the rear.

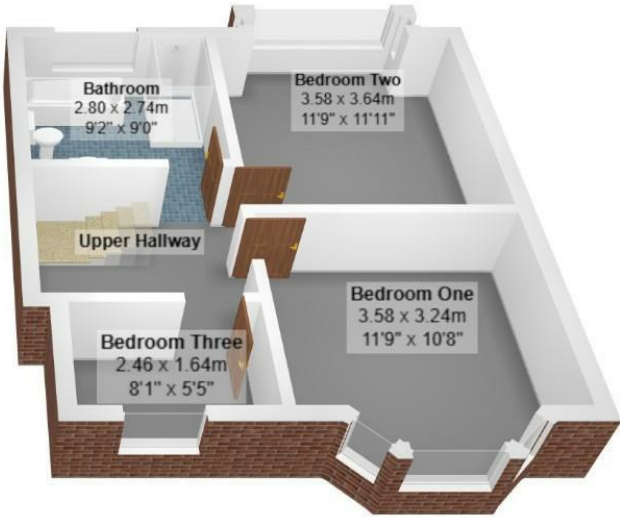
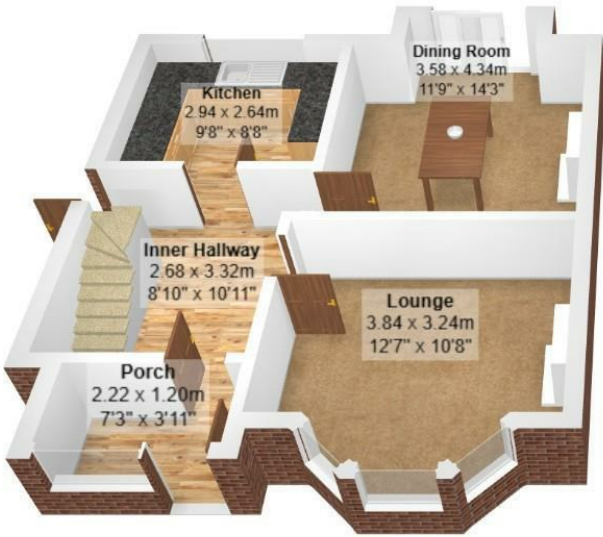
Rear Garden

If you are looking for the perfect garden then look no further. This garden has a landscaped lawn and private patio area to the front of the garden and to the rear. Plenty space for mature beds and borders.

Outbuilding

The property also boasts brick built out buildings to the side of the property which consists of a workshop, WC and a storage room.





Total Area: 98.0 m² ... 1055 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 EU Directive 2002/91/EC			

Very environmentally friendly - lower CO ₂ emissions			
(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 environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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