



Addison Road, Fleetwood, FY7 6UH

Offers over £70,000

 2  1  1  D



11 Addison Road, Fleetwood, FY7 6UH

Offers over £70,000



Front Of Property

Access from main street though front door into inner hallway

Inner Hallway

Door leading to front lounge and staircase leading to first floor rooms. The hallway is also heating through a gas central heated radiator.

Lounge

Good size living space with the benefit of double glazing and gas central heating. The room also has and an electric fire with surround. There is also an access door leading to the kitchen.

Kitchen/Dining Area

Great size room with a range of wall and base units along with worktop space. The room also comes with space for appliances and is plumbed for a washing machine and benefits of GCH and double glazing. In the dining area there is an under stair storage room and you have access to the rear yard through rear door.

Bedroom

Good size room with wardrobe space, double glazing and GCH radiator.

Bedroom

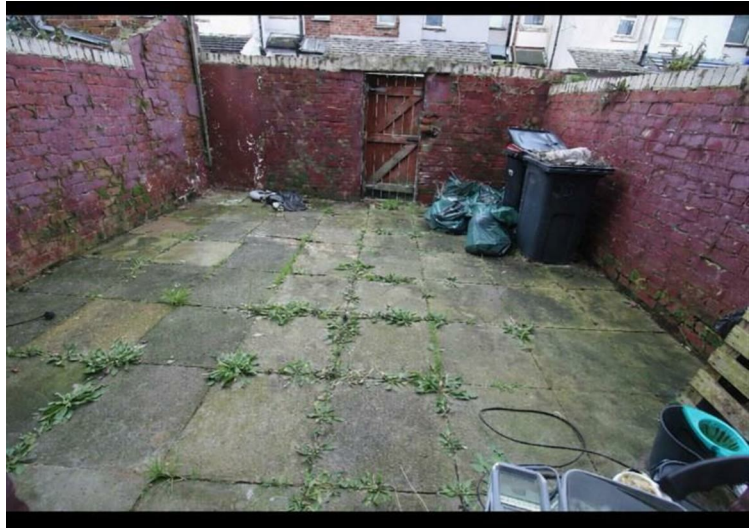
Good size room with double glazing and GCH radiators.

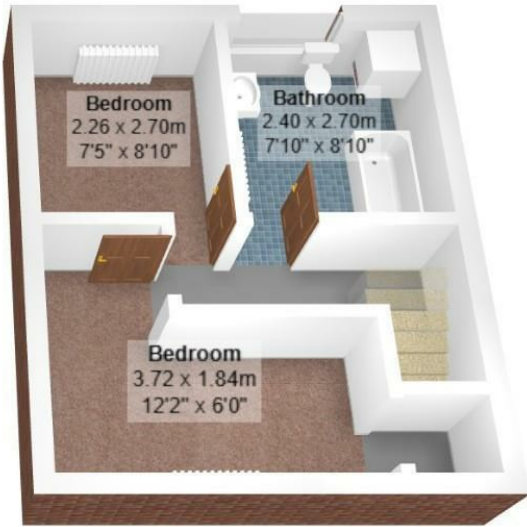
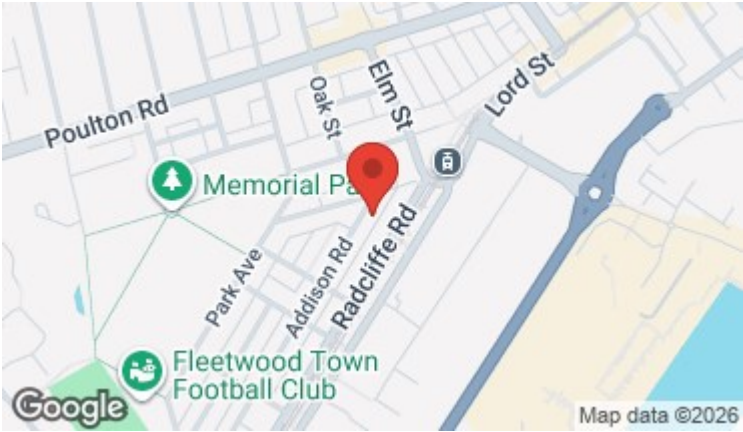
Bathroom

Three piece bathroom which included a freestanding bath with overhead electric shower, low flush WC and mixer tap with wash hand basin. There is GCH radiators and double glazing and this is were the boiler is housed also. The room has lino flooring and is partly tiled.

Rear Yard

The rear yard is mainly concrete so low maintenance and comes with an access gate leading to the rear alleyway.





Total Area: 57.6 m² ... 620 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		61	78
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			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.