



**Pharos Street, Fleetwood, FY7 6AY**

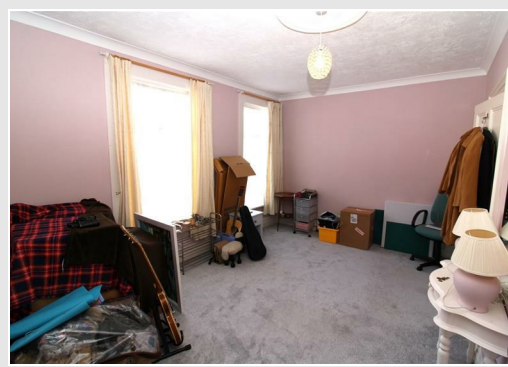
**£180,000**

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# 43 Pharos Street, Fleetwood, FY7 6AY

## £180,000



### Front Of Property

Access from main road into the porch and inner hallway.

### Inner Hallway

Access from here into the lounge and reception room and the staircase leading to the upper level rooms. The hallway benefits from central heating and vinyl flooring throughout.

### Reception Room

Great size room which benefits from gas central heating and a large double glazed bay window overlooking the front of the property. The room is open plan with the dining area making this room multi purpose.

### Dining Area

Open plan with the reception room this area will house a good size dining table and benefits from gas central heating and a double glazed window to the side of the property.

### Lounge

Good sized room with laminated flooring and a double glazed bay window overlooking the front. The room has a wood burning fire and surround and you have access into the kitchen.

### Kitchen

Modern kitchen with a range of wall and base units along with plenty of worktop space. The kitchen comes with tiled flooring and has space for a freestanding cooker and space for a fridge freezer. The kitchen has a double glazed window over looking the rear garden with access door's to the garden and the basement.

### W/C

Toilet and wash hand basin

### Bedroom One

Large master bedroom with dual aspect double glazed windows making this room bright with natural light and is heated through gas central heating. This room comes with a storage room/ walk in wardrobe and there is plenty of space for more storage.

### Bedroom Two

Good size double bedroom with the benefit of built in storage space. The room is light due to large double glazed window and is heated through gas central heating.

### Bedroom Three

Double bedroom with gas central heating and double glazed window to the rear.

### Bathroom

Great sized four piece bathroom suite which comprises of a corner jacuzzi bath, walk in shower cubicle, a low flush WC and mixer tap wash hand basin. The bathroom is partly tiled and has a large opaque double glazed window and gas central heating.

### Basement

Great storage rooms currently with the benefit of power and lighting.

### Rear Garden

A tranquil rear garden which is mainly concrete but has raised beds for shrubbery. The garden also has access to the garage and benefits from outside power and water.

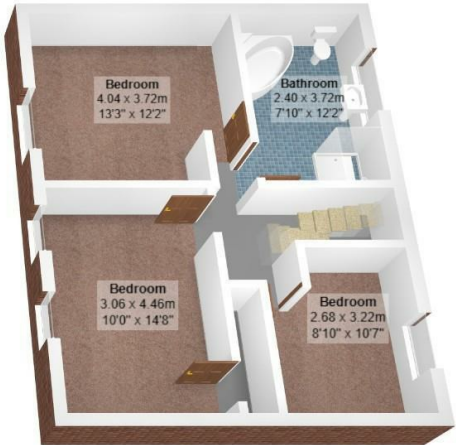
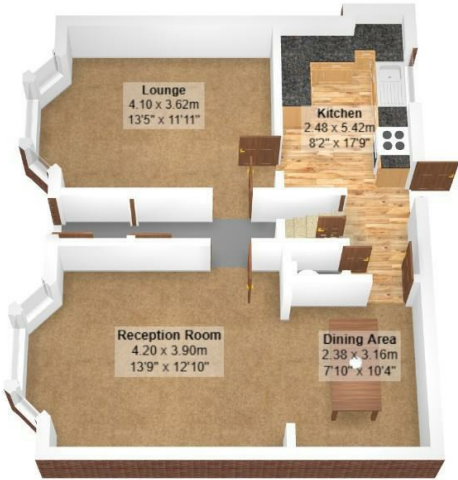
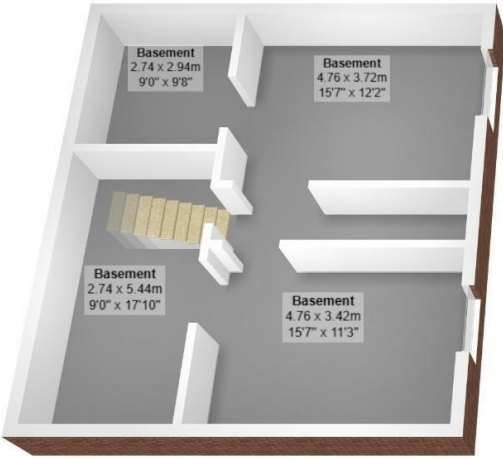
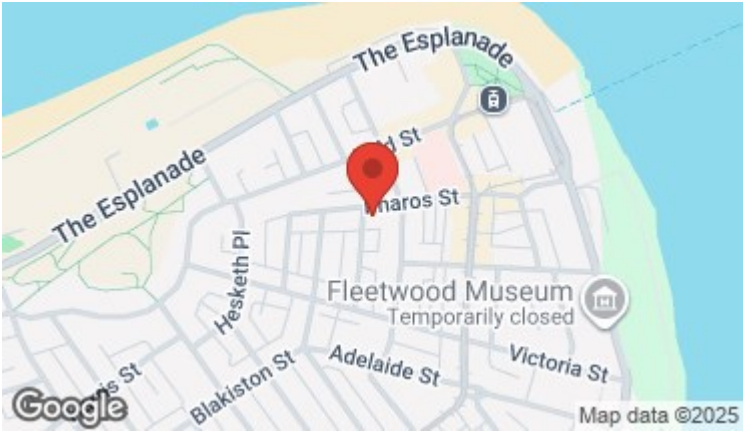
### Garage

Large garage which is a great space for a workshop or storage. The garage has power and lighting and a large up and over shutter door.









Total Area: 182.1 m<sup>2</sup> ... 1960 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

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