



Belmont Road, Fleetwood, FY7 6TR
Offers in the region of £75,000



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Front

Attractive frontage into entrance porch -

Porch

Front aspect UPVC double glazed UPVC window, radiator, stairs to first floor landing, door into -

Lounge

12'6" x 11'1" (3.83m x 3.40m)

Large bay fronted reception room with front aspect double glazed UPVC bay window, feature electric fire, coved ceiling, radiator, door into -

Kitchen/Diner

15'4" x 9'2" (4.69m x 2.80m)

Fitted kitchen/diner with two x rear aspect double glazed UPVC windows, rear aspect UPVC patio door into private courtyard, stainless steel single drainer sink unit and mixer tap with cupboard under and further range of base and eye level units, cupboard housing wall mounted boiler, built in four ring hob and over with extractor fan, space for washing machine, space for fridge freezer, wood laminate work surface, vinyl flooring, storage cupboard under stairs, radiator.

First Floor Landing

Hatch to loft space, doors into -

Bedroom One

15'8" max x 11'2" max (4.80m max x 3.41m max)

Main double bedroom with front aspect double glazed UPVC window, radiator.

Bedroom Two

9'5" x 7'3" (2.88m x 2.22m)

Second bedroom with rear aspect double glazed UPVC window, radiator.

Bathroom

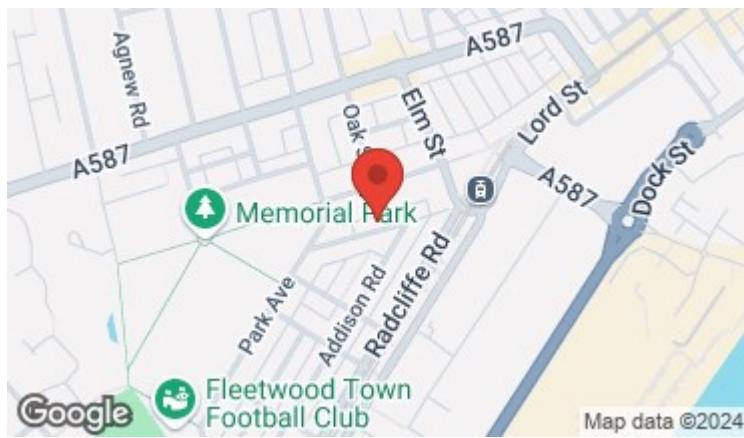
9'5" x 7'7" (2.88m x 2.32m)

Modern three piece bathroom suite with rear aspect UPVC double glazed opaque window, panel enclosed bath, wash hand basin, low level WC, part tiled walls, part plastic covering to walls, vinyl flooring, radiator.

Rear Garden

Private and secluded courtyard garden mainly paved with brick built garden wall surround, brick built shed, gate to rear access.





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Total Area: 61.0 m² ... 656 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B			
(69-80) C		67	
(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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