



Meadow Avenue, Fleetwood, FY7 7PL

£110,000



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Front

Access from main road into private front garden which is mainly lawned. The front has access to the side and rear of the property.

Rear Garden

A large rear garden with massive potential. The garden is mainly lawned but there is a small patio area which is paved.

Inner Hallway

A good open space with under stairs storage and staircase leading to upper level rooms.

Lounge

A good living space with good light through a double glazed bay window to the front of the property. The room has gas central heating and come with laminated flooring.

Reception Room

A good sized room that comes with a large double glazed window and gas central heating.

Kitchen

The kitchen is in need of a full refurbishment but does offer good work top space and plenty of space for wall and base units also. The room also has an access door to the side of the property. The kitchen has a large double glazed window overlooking the rear of the property

Bedroom One

Good size double room offering great storage space and come with gas central heating and a double glazed bay window overlooking the front of the property.

Bedroom Two

Double bedroom with good storage , gas central heating and a double glazed window overlooking the rear of the property.

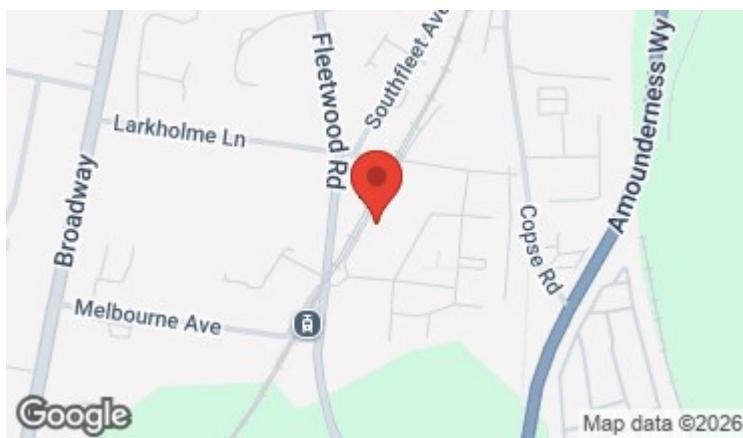
Bedroom Three

Single bedroom with gas central heating and a double glazed window overlooking the rear of the property.

Bathroom

Three piece bathroom which includes a freestanding bath with electric overhead shower, a low flush WC and mixer tap wash hand basin. The walls are tiled along with vinyl flooring and an opaque double glazed window to the front of the property.





Total Area: 92.0 m² ... 990 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	82	
(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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