



**Meadow Avenue, Fleetwood, FY7 7PL**

**£110,000**

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# 6 Meadow Avenue, Fleetwood, FY7 7PL

## £110,000



### 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.

### 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

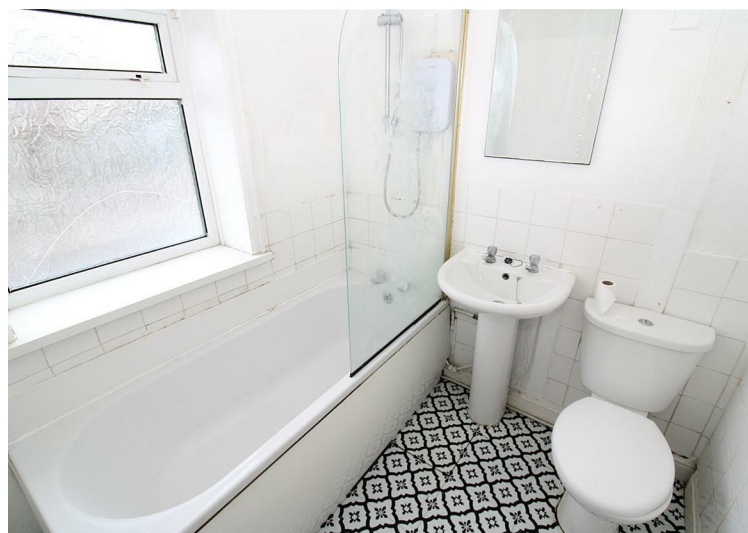
Single bedroom with gas central heating and a double glazed window overlooking the rear of the property.

### Bathroom

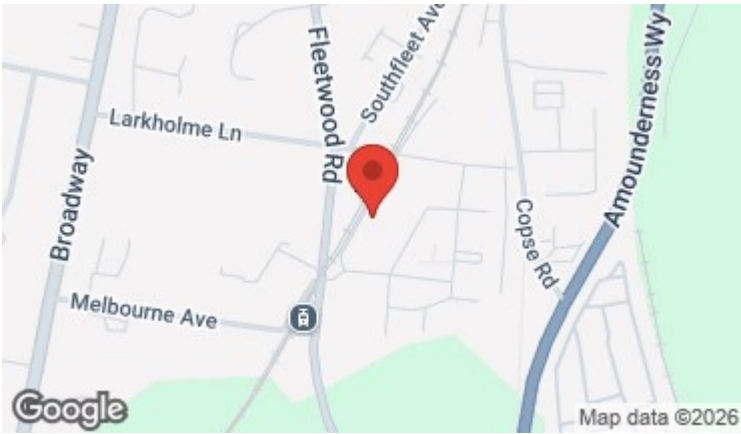
Three piece bathroom which includes a freestanding bath with electric overhead shower. a low flush WC and mixer tap wash hand basin. The walls are tiled along with vinyl flooring and an opaque double glazed window to the front of the property.

### Rear Garden

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







Total Area: 92.0 m<sup>2</sup> ... 990 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not energy efficient - higher running costs</div>			
	<b>82</b>	<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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