



**Heathfield Road, Fleetwood, FY7 7NJ**

**Offers in the region of £122,500**

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# 113 Heathfield Road, Fleetwood, FY7 7NJ

## Offers in the region of £122,500



### Front Of Property

Access from main road into private front garden and into the the inner porch.

Low maintenance rear garden with lawned area to the side and concrete path. There is access to the garage from the garden and from the rear alleyway.

### Inner Hallway

Good size area with access to the lounge and dining area with stairway to the first floor and under stairs storage.

### Lounge

Spacious lounge with large double glazed window over looking the front of the property with a gas fire and radiator.

### Dining Area

This multi purpose room can be used as a dining area or second reception room. The room benefits from a double glazed window overlooking the rear of the property and sliding doors into the kitchen.

### Kitchen

The kitchen provides a good range of wall and base units and is plumbed for a washing machine with space for a single oven and hob and fridge freezer. The kitchen also comes with dual aspect double glazing and an access door leading to the rear garden.

### Bedroom One

Large double bedroom with fitted wardrobes, radiator and double glazed window overlooking the front of the property.

### Bedroom Two

Double bedroom with fitted wardrobes, radiator and a double glazed window overlooking the rear of the property.

### Bedroom Three

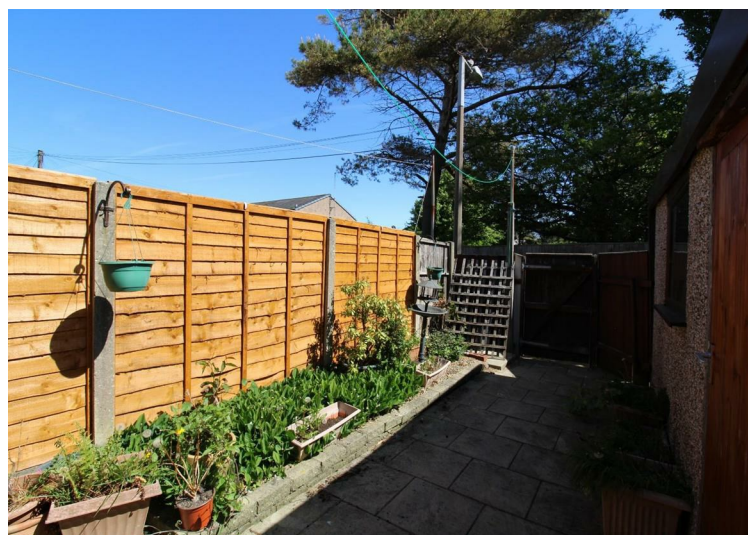
Single bedroom with a radiator and double glazed window overlooking the front of the property.

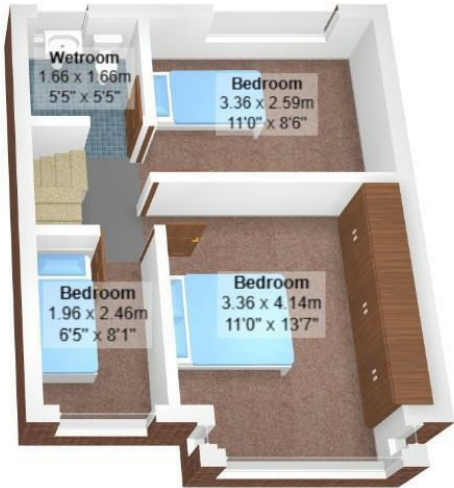
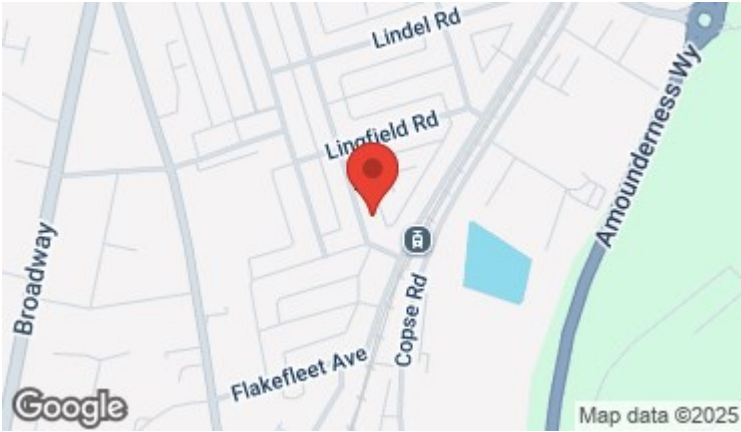
### Wet Room

Good size wet room with electric shower, low flush WC and mixer tap wash hand basin. The room is fully tiled and comes with a double glazed opaque window to the rear of the property.

### Rear Garden







Total Area: 79.9 m<sup>2</sup> ... 860 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
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs			
(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			
England & Wales EU Directive 2002/91/EC			
	67		
	84		

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