



Teviot Avenue, Fleetwood, FY7 8BX

Offers in the region of £189,950



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Front Elevation

Attractive frontage with paving to the front along with a brick built garden wall, hardstanding to front for at least two vehicles, gate to side access.

Inner Hallway

Covered entrance porch leading into large entrance hall with front aspect UPVC double glazed door, cupboard under stairs housing meters, stairs to first floor landing, decorative cover housing radiator, coved ceiling, doors into -

Lounge

Main reception room to front with front aspect UPVC double glazed bay window, feature gas fire place, radiator, coved ceiling. radiator.

Kitchen

Fitted kitchen with side aspect UPVC double glazed window, stainless steel one and a half bowel sink unit and mixer taps with cupboard under and further range of base and eye level units, wood laminate work surface, four ring electric hob, partly tiled walls, Tiled flooring, wall mounted combination boiler, open planned with the dining room, door into -

Utility Room

Additional area to the kitchen and with double aspect UPVC double glazed windows, wood laminate work surface, space for washing machine, space for washing machine and tumble dryer, door to side access

Dining Room

A second reception room overlooking the well kept rear garden with rear aspect UPVC double glazed windows, rear aspect UPVC double glazed patio doors, feature gas fire place, coved ceiling, radiator, laminate flooring.

Upper Landing

Side aspect UPVC double glazed opaque window, hatch to loft space, doors into -

Bedroom One

A good size main double bedroom with front aspect UPVC double glazed bay window, radiator, coved ceiling.

Bedroom Two

A second good size double bedroom with rear aspect UPVC double glazed window, radiator, coved ceiling, laminate flooring.

Bedroom Three

A good size third bedroom with front aspect UPVC double glazed window, radiator, laminate flooring, built in overhead units.

Bathroom

A modern bathroom suite with rear aspect UPVC double glazed opaque window, panel enclosed bath, wall mounted shower unit, chrome towel radiator, tiled floor and tiled walls.

Separate WC

Side aspect UPVC double glazed opaque window, low level WC, wall mounted wash hand basin, tiled floor and tiled walls.

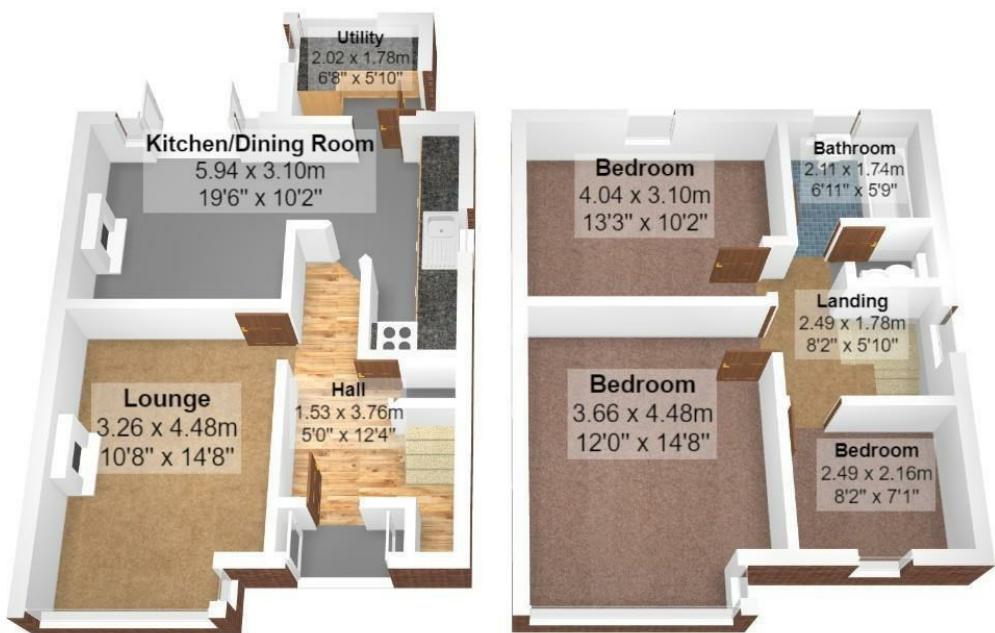
Rear Garden

Well kept private and secluded rear garden mainly laid to lawn, approximately 50ft, panel enclosed fencing, flower and shrub borders, storage shed, security light, patio area, decking area.





22 Teviot Avenue



Total Area: 94.0 m² ... 1012 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	63
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		63	83
EU Directive 2002/91/EC			

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