



**Promenade Road, Fleetwood, FY7 6RF**

**Offers in the region of £185,000**

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# 106 Promenade Road, Fleetwood, FY7 6RF

## Offers in the region of £185,000



### Front External

Access from main road into private front garden which is paved.

### Inner Hallway

Welcoming inner hallway with access to lower level rooms including the lounge, dining room and kitchen.

### Lounge

Good size living area with large double glazed bay window overlooking the front of the property. The room comes with the benefit of wood effect flooring and gas central heating along with feature fireplace with electric fire

### Reception room

Open with the lounge again this room offer good space and has the benefit of wood effect flooring and 'French' windows to the rear of the property and another feature fireplace with gas fire.

### Dining Room

Good size dining area with space for large table and chairs. the room has the benefits of gas central heating and wooden flooring along with ceiling panel lights.

### Kitchen

Modern kitchen with a great range of wall and base units and plenty of worktop space. The kitchen has room for a host of appliances and comes with wood-effect ceramic tile flooring and a double glazed window and lantern skylight.

### Utility Room

The utility room is plumbed for a washing machine, and also has space for a dryer and this is where the boiler is situated.

### Bedroom One

Large double bedroom with dual aspect double glazed windows. The room also offer great storage space and comes with gas central heating and a feature fireplace.

### Bedroom Two

Double room offering good storage space a double glazed window to the rear and also a Velux window . The room also benefits from gas central heating.

### Bedroom Three

Large double room with good storage space the room also comes with double glazed windows and Velux window. The room also has the benefit of gas central heating.

### Bedroom Four

Single room which is currently being used as a home office. The room has storage space and has access to the ensuite.

### Family Bathroom

Four piece suite comprising of a low flush WC, a fitted vanity unit housing twin hand-wash basins with mixer taps, a roll top bath with shower attachment and a step-in double shower. Double glazed windows to the side and rear elevations. Shelving. Chrome heated towel rail. Gas central heating. The walls are partly tiled.

### En-Suite

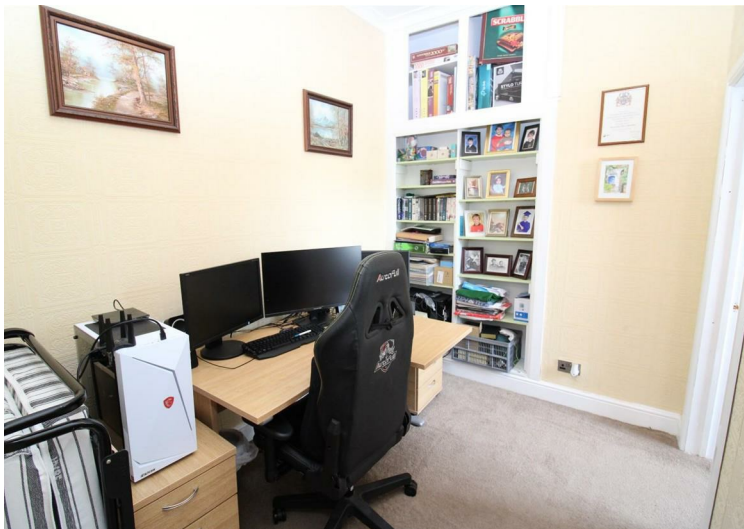
Three piece suite comprising of a low flush WC, a fitted unit housing a hand wash basin and a curved step-in shower. Radiator. The walls are partly tiled.

### Basement

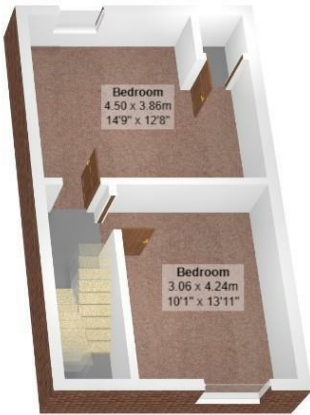
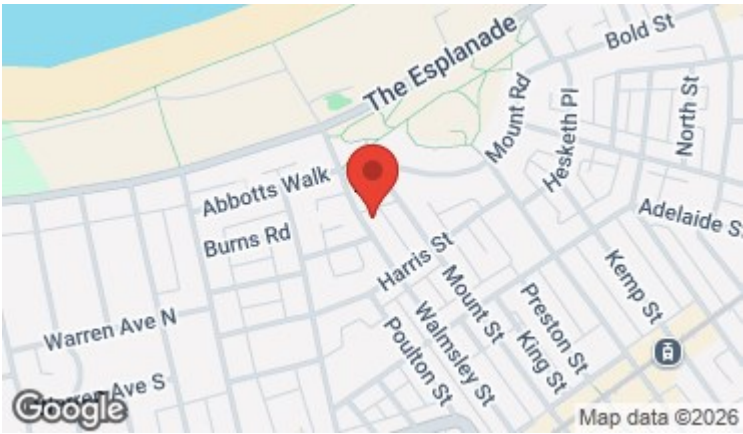
The basement is a great size and is used by the current owners as a play/store room. it benefit from a double glazed window to the front elevation. Built-in storage cupboards. Gas central heating. The floor is tiled. The gas and electric meters are housed in here.

### Rear Garden

Well maintained low maintenance rear yard.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>77</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>77</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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