



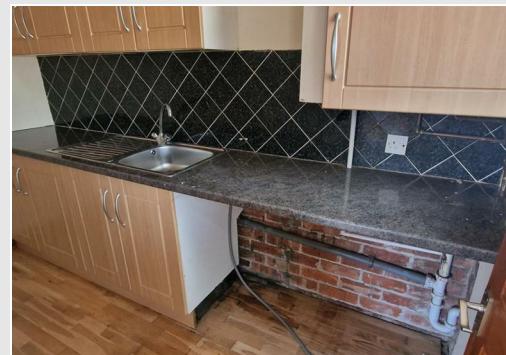
Eden Avenue, Fleetwood, FY7 8DH

£775 Per month



39 Eden Avenue, Fleetwood, FY7 8DH

£775 Per month



Front

Attractive frontage mainly paved and stoned offering off street parking for one vehicle, panel enclosed fencing, laid to lawn, gate to rear access.

Entrance Hall

10'7" x 5'10" (3.25m x 1.80m)

Bright hallway with front aspect UPVC double glazed door, front aspect double glazed window, stairs to first floor landing, oak effect laminate flooring, radiator, doors into -

Lounge

14'10" x 10'7" (4.53m x 3.25m)

Good size reception room with front aspect UPVC double glazed window, oak effect wood laminate flooring, feature electric fire with Iranian stone surround and mantle, television point, coved ceiling, radiator.

Kitchen/Diner

15'8" x 9'10" (4.80m x 3.00m)

Superb fitted kitchen/diner with side aspect double glazed window, rear aspect UPVC partly glazed door into rear garden, stainless steel one and a half bowl sink unit and mixer taps with cupboard under and further range of base and eye level units, space for tumble dryer, space for fridge/freezer, built in oven and four ring gas hob with extractor hood, wood laminate work surface, partly tiled walls, radiator, oak effect wood laminate flooring, door into -

Utility Room

9'10" 4'9" (3.00m 1.45m)

Rear aspect UPVC double glazed opaque window, stainless steel single drainer sink unit and mixer taps with cupboard under and further range of base and eye level units, wood laminate work surface, space for washing machine, , cupboard housing wall mounted condensing combination boiler, oak effect laminate flooring, partly tiled walls.

First Floor Landing

11'0" x 3'0" (3.37m x 0.93m)

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

Bedroom One

12'8" x 10'8" (3.87m x 3.26m)

Main double bedroom with front aspect double glazed window, fitted wardrobe, radiator.

Bedroom Two

10'2" x 9'11" (3.11m x 3.03m)

A second good size double bedroom with rear aspect double glazed window, built in wardrobe, radiator.

Bedroom Three

10'7" max x 8'2" max (3.25m max x 2.49m max)

A third bedroom complimenting the two double bedrooms with front aspect double glazed window, radiator.

Bathroom

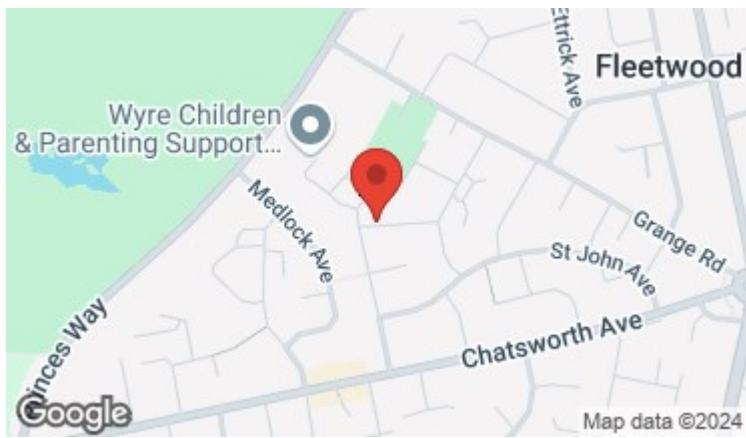
8'2" x 6'5" (2.51m x 1.98m)

A modern four piece bathroom suite with separate shower cubicle, panel enclosed bath and attached shower unit, low level WC, wash hand basin, fully tiled floor and walls, built in units, heated chrome towel radiator.

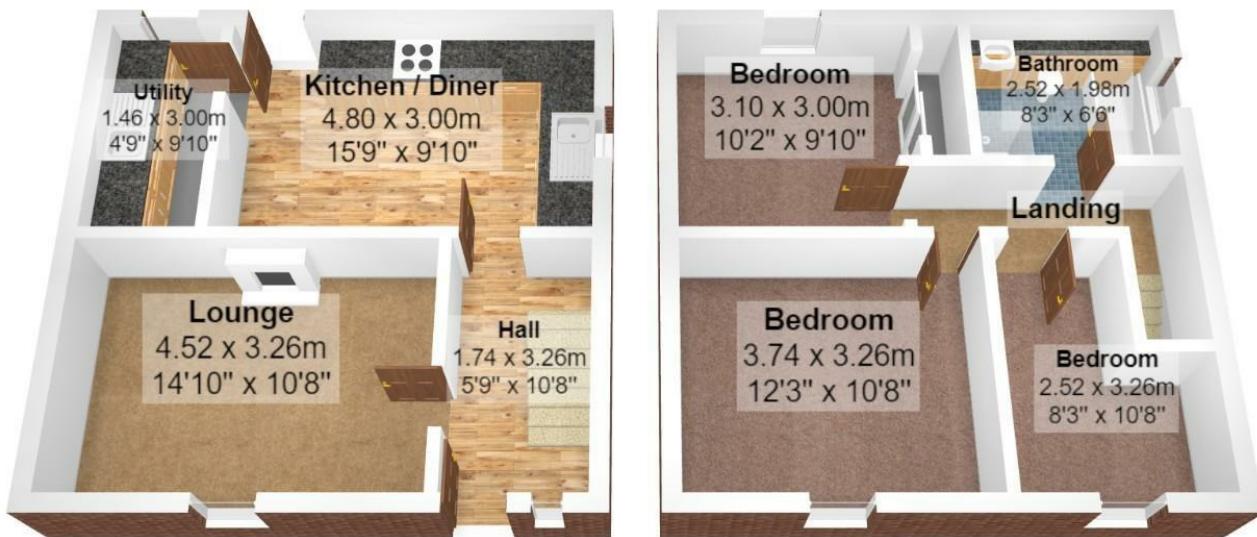
Rear Garden

Extremely well maintained mainly laid to lawn with panel enclosed fencing, side area, veranda, patio area, outside tap, gate to front access, block paving.





39, Eden Avenue, Fleetwood, FY7 8DH



Total Area: 82.4 m² ... 887 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
(69-80) C	62		
(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		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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