



**Nansen Road, Fleetwood, FY7 6UD**

**£100,000**



# 32 Nansen Road, Fleetwood, FY7 6UD

£100,000



## Front Elevation

Access from main road into private front garden and access to inner vestibule.

## Lounge

Good size living area for an electric fire with surround along with gas central heating and a double glazed window overlooking the front of the property. The room has double doors opening up the room and leading to the second reception room.

## Reception Room

Another good size room with laminated flooring throughout and gas central heating. The room also benefits from large double glazed window and access door leading to the kitchen.

## Kitchen

A range of wall and base units with space for plenty of freestanding appliances. There is also plumbing for a washing machine and the kitchen comes with good understairs storage. There is a double glazed window and laminated flooring. Access door leading to the bathroom is located in the kitchen also

## Bathroom

Fully tiled three piece suite with walk in electric shower, Low flush WC and mixer tap wash hand basin. There is lino flooring and it also comes with a chrome heated towel rail and double glazed opaque window.

## Bedroom One

Large double bedroom which has the benefits of built in storage that will leave plenty room for other storage items. The room has gas central heating and is double glazed through the window overlooking the front of the property.

## Bedroom Two

Another double bedroom offering good storage space and is heated through gas central heating and has a double glazed window overlooking the bac of the property

## Bedroom Three

The smaller of the three bedroom but would fit a single bed and storage. The room is heating by gas central heating and has a double glazed window overlooking the rear of the property.

## Rear Of Property

Good size rear garden which is mainly paved throughout. the garden has gated access to rear alleyway and offers plenty of potential.





Total Area: 85.3 m<sup>2</sup> ... 918 ft<sup>2</sup>

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			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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