



### 3 bed detached house to buy in

Fleetwood Road, Fleetwood, Fleetwood,  
Lancashire, FY7 8AT

**£250,000** Starting Bid

 x 3  x 2

Tenure

**Freehold**

### Property features

- ✓ EXTRA LARGE PLOT
- ✓ DETACHED HOUSE
- ✓ THREE BEDROOMS
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Outstanding plot size, stunning garden, two garages and three excellent size bedrooms. Located in a prominent position in Fleetwood and within close proximity of local schools, this could be the perfect family home you have been looking for.

Upon approach, the foliage provides ample cover and privacy, after which there is an abundance of off road parking complete with two drives and access to the garage which features a remotely operated electric sectional steel door. The garage is also fitted with an additional up and over door leading to the garden at the rear of the property.

A walk through the large porch, which is a room in its own right (providing a great space to store coats and shoes), leads to the bright and airy hallway which is the focal point in the property.

Taking the first door on the right leads to the first of the two large reception rooms with a bow window providing views out over the stunning rear garden.

Across the hallway is the second reception room overlooking the front elevation with a feature bow window allowing plenty of natural light to fill and warm the space.

Overlooking the rear garden is the open plan kitchen diner with matching base and wall units housing all modern appliances whilst leaving ample room for dining. A perfect setting for entertaining family and friends.

The first floor of the property houses the three excellent sized bedrooms with the generous master bedroom overlooking the front elevation and the second bedroom coming with fitted wardrobes.

Completing the first floor is the contemporary three-piece family bathroom consisting of toilet, pedestal sink and a large quadrant shower. The bathroom is tiled from floor to ceiling.

Externally to the rear is the superb private garden with an expansive lawn and well stocked borders. Tall hedges and fences provide ample privacy for owners to relax and make the most of the sunshine. A patio area with a stone bench is ready made for entertaining. The second garage is located at the bottom of the garden.

Call Unique Today To Arrange A Viewing!

EPC GRADE : D

COUNCIL TAX BAND : D - WYRE BOROUGH COUNCIL

INTERNAL LIVING SPACE : APPROX. 1030 SQ FT

TENURE : FREEHOLD

THIS IS TO BE CONFIRMED BY YOUR LEGAL REPRESENTATIVE.

Porch (3.2 x 2.6 at max m - 10'6" x 8'6" ft)

Living Room 1 (3.8 x 3.6 at max m - 12'6" x 11'10" ft)

Living Room 2 (3.5 x 3.4 at max m - 11'6" x 11'2" ft)

Kitchen-Diner (5.4 x 3.01 at max m - 17'9" x 9'11" ft)

Bedroom 1 (3.8 x 3.3 at max m - 12'6" x 10'10" ft)

Bedroom 2 (3.5 x 3.5 at max m - 11'6" x 11'6" ft)

Bedroom 3 (2.6 x 2.2 at max m - 8'6" x 7'3" ft)

Bathroom

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1936

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Fleetwood Road, Fleetwood, Fleetwood, Lancashire, FY7 8AT

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

