



### 3 bed terraced house to buy in

Victoria Street, Fleetwood, Lancashire, FY7 6EJ

**£55,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Vacant
- ✓ Three Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This Mid Terrace House is situated on Victoria Street just off North Albert Street, allowing Very Easy Access to the Local Seafront, Shops, Schools, Public Transport and other Local Amenties such as Fleetwood Market!

The property briefly comprises of an Entrance Hall, Lounge, Generously Sized Dining Kitchen, Utility Area, GF WC, Landing with Loft Access, 3 Double Bedrooms and 3 Piece Bathroom Suite!

The property not only benefits from its Location and Potential, but also from a Gas Central Heating system, uPVC Double Glazing and Enclosed Shared Courtyard to Rear!

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: On Street

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

Sewerage: Standard UK domestic

Air conditioning: No

## **Lounge 4.63m (15'2") x 3.28m (10'9")**

UPVC double glazed window to front, cupboard with fuse box and electricity meter, cupboard with gas meter, double radiator, electric radiator

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## **Dining Kitchen 4.80m (15'9") x 3.82m (12'6")**

Fitted with a matching range of base and eye level units with round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, fitted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator

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## **Utility Area 2.46m (8'1") x 1.62m (5'4")**

Plumbing for washing machine, fitted worktop, uPVC double glazed window to side, uPVC double glazed door to rear courtyard

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## **WC 2.42m (7'11") x 0.67m (2'2")**

Fitted with two-piece suite comprising wall mounted wash hand basin and low-level WC

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## **Master Bedroom 4.91m (16'1") x 2.53m (8'4")**

Two uPVC double glazed windows to front, electric radiator, double radiator

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## **Bedroom 2 4.02m (13'2") x 2.35m (7'9")**

UPVC double glazed window to rear, cupboard with wall mounted combination boiler, double radiator

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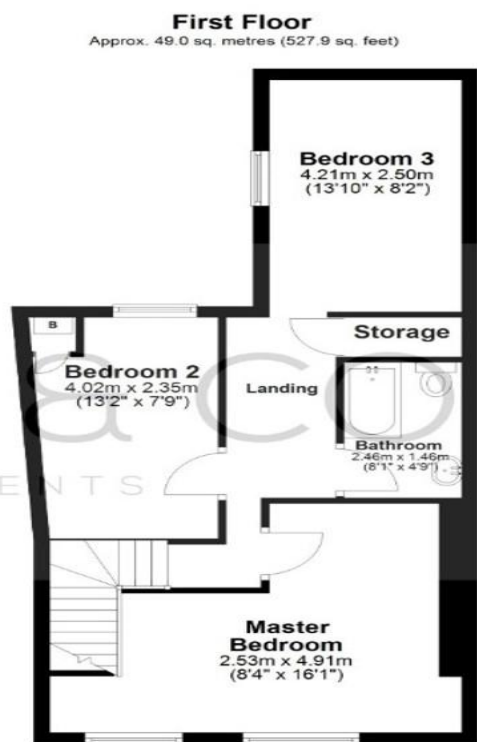
## **Bedroom 3 4.21m (13'10") x 2.50m (8'2")**

UPVC double glazed window to side, electric radiator, double radiator

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## **Bathroom 2.46m (8'1") x 1.46m (4'9")**

Fitted with 3 piece suite comprising bath, pedestal wash hand basin, and low level WC, radiator



Total area: approx. 92.1 sq. metres (991.4 sq. feet)  
**43 Victoria Street**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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	

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

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

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