

**Auction****Unique**  
estate agency

### 3 bed terraced house to buy in

Oxford Road, Fleetwood, Lancashire, FY7 7EF

# £100,000

 Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Modern ShowerRoom
- ✓ Gated Driveway,
- ✓ FANTASTIC Three Bedroom Mid Terrace Family Home
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are delighted to welcome to the market this ready to walk into, three bedroom mid-terrace property on the popular Oxford Road, Fleetwood. Situated within walking distance of local amenities, transport links and good schools. Do not delay, this is a brilliant property!

The ground floor of the property offers a spacious living/dining room to the front with bay window and feature fireplace. The room is open aspect with large windows to the front and rear of the room allowing for plenty of natural daylight. The kitchen/diner sits at the rear of the property with matching wall and base units with room for a breakfast table - the kitchen also gives access to the rear garden. The first floor offers two double bedrooms and single room, the bathroom consists of a large walk-in shower unit with sink and W. Externally, the property to the front is paved allowing for parking and the rear garden is enclosed and landscaped with patio areas with side gate access.

We have been advised that the chimney breast has been historically removed, no survey, buyers should make their own enquiries.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

**HALLWAY 3.15 x 2.28 (10'4" x 7'6" )**

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**LIVING ROOM 5.94 x 3.44 (19'6" x 11'3" )**

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**KITCHEN/DINER 5.15 x 3.02 (16'11" x 9'11" )**

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**MASTER BEDROOM 3.58 x 3.58 (11'9" x 11'9" )**

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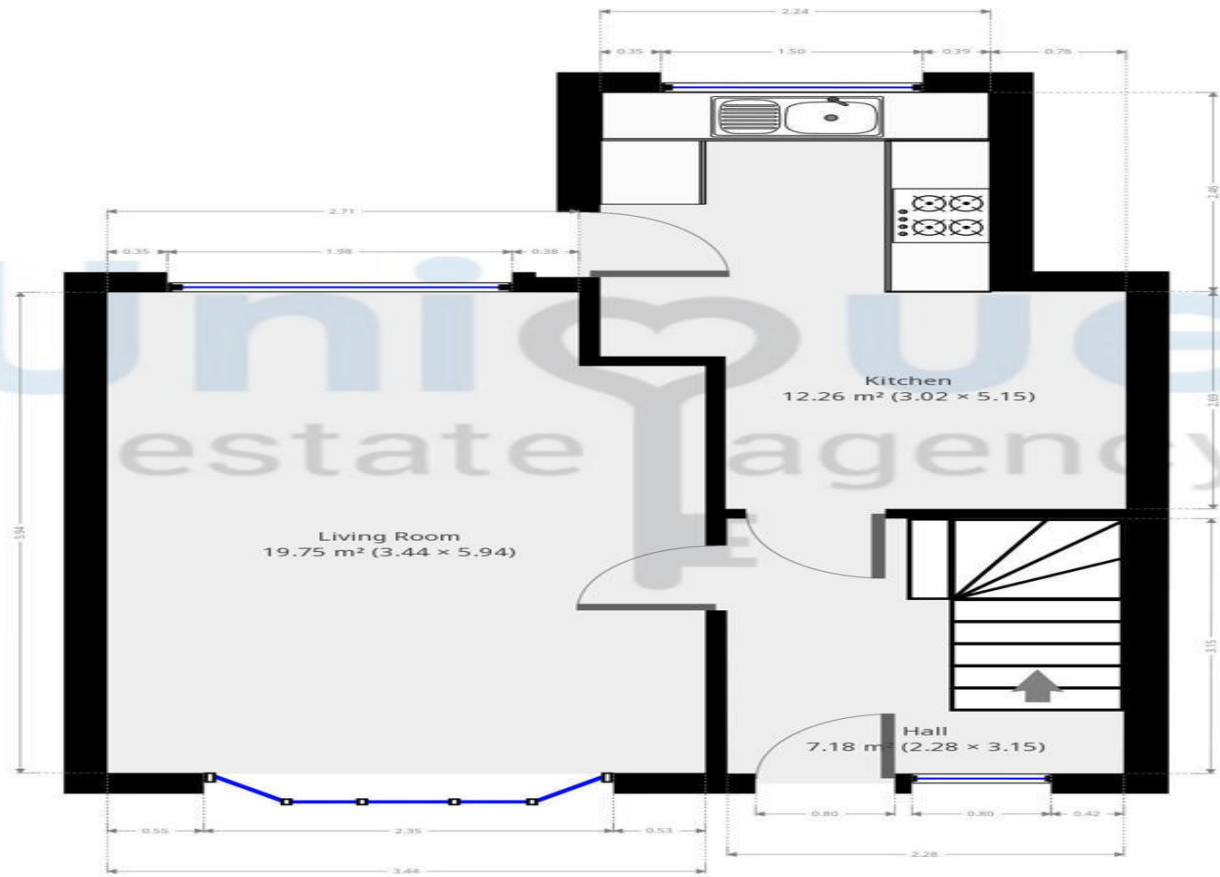
**BEDROOM TWO 3.58 x 2.58 (11'9" x 8'6" )**

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**BEDROOM THREE 2.19 x 2.13 (7'2" x 6'12" )**

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**BATHROOM 2.16 x 1.68 (7'1" x 5'6" )**



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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>		79
(55-68) <b>D</b>	60	
(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	

Oxford Road, Fleetwood, Lancashire, FY7 7EF

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

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