



## 3 bed terraced house to buy in

Warren Avenue North, Fleetwood,  
Lancashire, FY7 7AB

**£100,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Investment Property
- ✓ Comprising 3 Bedroom Mid Terraced House
- ✓ Central Fleetwood
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson Auction are pleased to offer this 3 Bedroom Mid Terraced Residential Property for sale.

The substantial house is situated in the residential location of Warren Avenue North in Fleetwood, being close to shops and amenities.

The house is in good throughout with enclosed paved garden to the front and an enclosed yard to the rear of the property.

The property is currently let to a long standing tenant on a shorthold tenancy agreement at a monthly rent of £695 per calendar month, however there is potential to achieve a higher rent for a 3 bedroom terraced house in this location.

Viewing Recommended.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Ground Floor

Ground Floor

Vestibule Area

Entrance Hall leading to:

Lounge (approx. 12' 7" x 12') with feature fireplace

Dining Room / Lounge (approx. 14' 3" x 13' 4")

Kitchen (approx. 14' 5" x 11') fitted with range of base and wall units and cooker.

Utility Room

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## First Floor

First Floor

Landing with Linen Cupboard

Master Bedroom (approx. 15' x 12') with built in robes and fireplace.

Bedroom 2 (approx. 12' 3" x 11')

Bedroom 3 (approx. 11' x 7')


Bathroom (approx. 7' 7" x 6' 5") with 3-piece suite comprising bath with shower above, pedestal washed hand basin and toilet.

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## EXTERIOR

EXTERIOR; Small paved garden area to the front. Enclosed yard to the Rear with 2 sheds.



| 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>                                   |         | 72  |
| (55-68) <b>D</b>                                   | 57      |   |
| (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  |

Warren Avenue North, Fleetwood, Lancashire, FY7 7AB

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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