




York Avenue, Fleetwood, FY7 7LW
Starting Bid £80,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

- For Sale by Online Auction
- NO CHAIN
- Priced Below Market Value
- Requires Refurbishment
- Quiet Cul-de-Sac Position
- Close to Local Amenities
- Ideal Investment Opportunity
- Two Reception Rooms

York Avenue, Fleetwood

For Sale by Online Auction with a Starting Bid of £80,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

A spacious three-bedroom, two reception room semi-detached house tucked away in a quiet cul-de-sac location of Fleetwood, within easy reach of all local amenities including shops, schools, and bus/tram routes making other areas of the Fylde Coast easily accessible. The property does require renovation throughout which has been reflected in the price, making it the ideal 'doer-upper'. The property briefly comprises; lounge, dining room, kitchen, three bedrooms and a bathroom. Externally is a garden to the front and side, as well as a good-sized garden to the rear. Offering NO CHAIN - viewings are available now either in person or via our 360 virtual tour.

Whilst the property needs refurbishment, as an ex-rental some improvement works have been completed such as an upgrade on the electrics.

VESTIBULE

3' 0" x 5' 9" (0.91m x 1.75m)

HALLWAY

LOUNGE

14' 0" x 12' 1" (4.27m x 3.68m)

DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m)

KITCHEN

13' 0" x 5' 10" (3.96m x 1.78m)

STAIRS & LANDING

BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.28m)

BEDROOM TWO

11' 0" x 9' 6" (3.35m x 2.9m)

BEDROOM THREE

8' 0" x 7' 3" (2.44m x 2.21m)

BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m)

GARDENS

To front and side.

Good sized garden to the rear.

TENURE

The property is **Freehold**

COUNCIL TAX

Band **"B"**

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)



York Avenue, Fleetwood

MOBILE DATA

We are advised that you are likely to have mobile coverage.

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

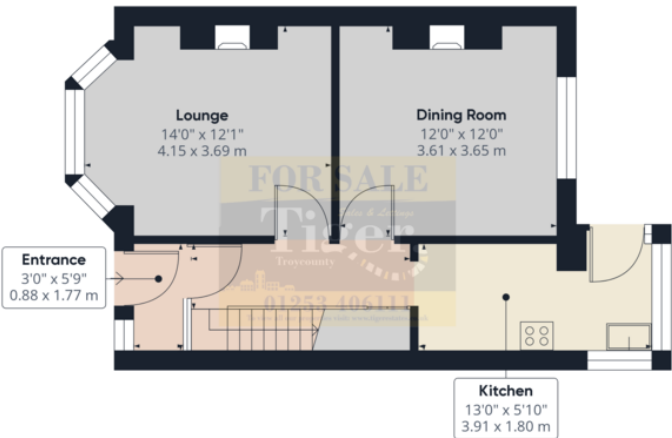
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

01/08/2024



York Avenue, Fleetwood



Ground Floor



Floor 1



Approximate total area⁽¹⁾
840.45 ft²
78.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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