



**Memorial Park
Fleetwood
Lancashire
FY7**

Offers in Excess of £135,000

bettermove

Memorial Park Fleetwood

Bettermove are proud to present this 3 bedroom semi-detached house in Fleetwood.

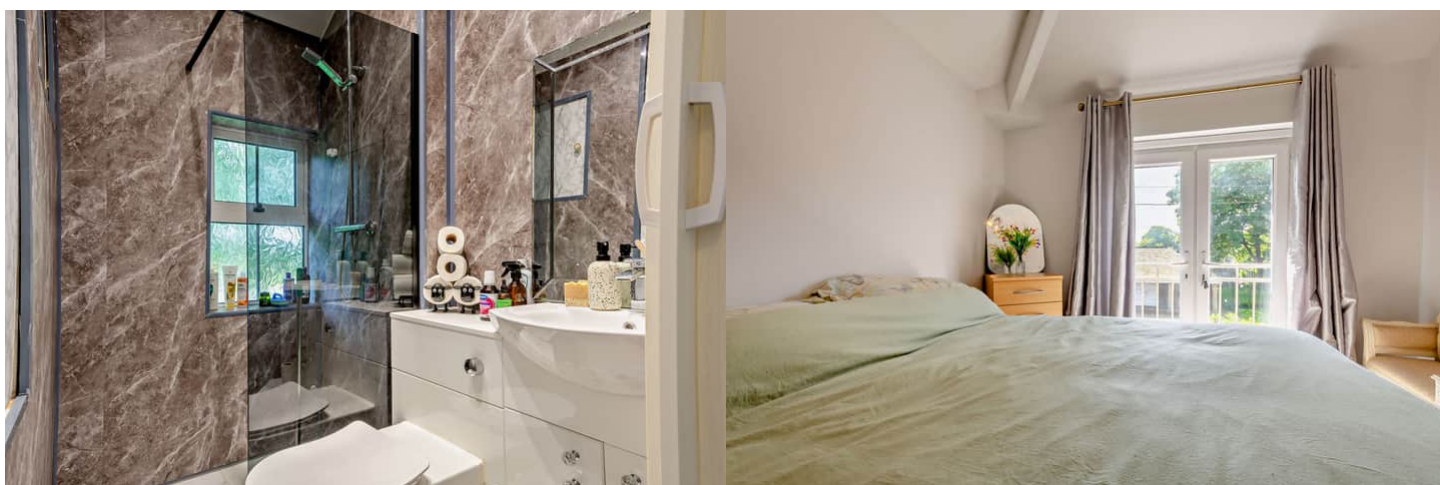
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious, bay fronted living room, fitted kitchen, and a second reception room, currently used as a study, on the ground floor. The first floor consists of three bedrooms and a shower room, with a separate WC situated on the mid-floor. The exterior boasts a private rear garden, mainly laid to patio, perfect for enjoying the summer months.

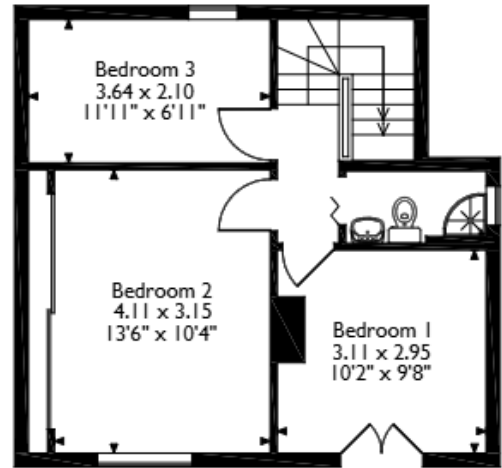
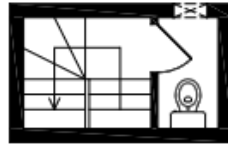
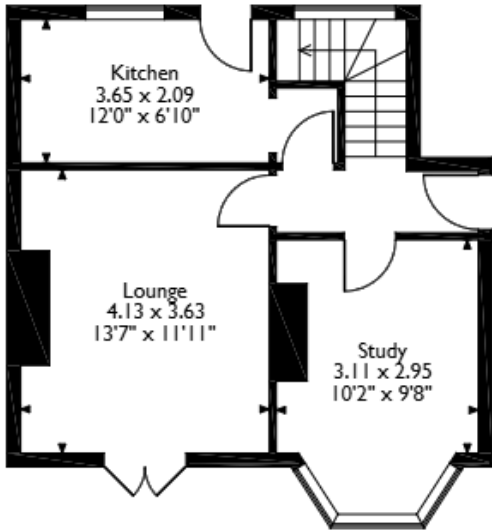
Located on the historical memorial park, in the popular coastal town of Fleetwood, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport connections can be found from Fisherman's Walk tram stop, a variety of local bus routes, and quick access to Amounderness Way, leading to the M55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Memorial Park, Fleetwood, Lancashire

Approximate Gross Internal Area 86 Sq M/926 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	83
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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