

Flat A, 38 Church Street, Fleetwood, FY7 6JR

REF: OPM881L

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Kenricks Property Management are delighted to bring to market this well presented spacious one bedroom first floor flat with lovely original features, consisting of lounge, kitchen, bedroom and bathroom. Close to Local amenities, schools and transport links in Fleetwood. Viewing highly recommended, not to be missed!!

Entrance

Access through the communal area.

Enter into the flats hallway which is neutrally decorated and with grey carpet.

Lounge

Spacious bright lounge neutrally decorated with grey carpet and feature fireplace. TV aerial point, ample sockets, original sash windows overlooking the front of the property with fitted grey vertical blinds and gas central heating.

Kitchen

Good sized modern kitchen fitted kitchen, stainless steel sink with drainer, freestanding electric cooker, space for fridge/freezer, neutrally decorated part painted and part tiled with oak effect lino flooring. Window over looking the rear of the property with fitted grey vertical blinds and gas central heating.

Built in storage cupboard/Cloakroom

Neutrally decorated with grey carpet.

Bedroom

Double bedroom neutrally decorated and grey carpet.

Ample sockets, original sash window overlooking the front of the property with fitted grey vertical blinds and gas central heating.

Bathroom

Good sized bathroom neutrally decorated with painted and part tiled walls, modern fitted three piece bathroom with shower cubicle, accessories fitted including towel rail, mirror and toilet roll holder.

Gas central heating and window with grey vertical blinds fitted.

Agent Notes

EPC Rating: D

UPVC Double Glazed Windows Throughout

Gas Central Heating

On Street Parking

Individual Electric, Gas & Water supply

Would Suit Mature Tenant/Single Occupant

Benefits: Considered ***Children:** Not Suitable **Smokers:** No **Pets:** Not Suitable

**Guarantor Will Be Needed*

Move In Cost's -

One Month Rent In Advance £450 Per Calendar Month & Bond £450

All Applicants Are Subject To Reference And Credit Checks

