

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

REF: OPM039L

- One Bedroom First Floor Flat
- New To The Market
- Close To Local Amenities, Leisure Facilities & Various Transport Links
- Spacious Flat
- Gas Central Heating/Double Glazing Throughout
- Viewing Highly Recommended



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 spacious, hallway which is neutrally decorated with grey carpet, windows overlooking the rear of the property and gas central heating.

Lounge

Spacious bright lounge neutrally decorated with grey carpet and feature fireplace. TV aerial point, ample sockets, original sash windows and gas central heating.

Kitchen

Modern kitchen fitted kitchen, stainless steel sink with drainer, freestanding electric cooker, space for fridge/freezer, neutrally decorated part painted and part tiled with lino flooring.

Bedroom

Spacious bright bedroom neutrally decorated with grey carpet and feature fireplace.

TV aerial point, ample sockets, original sash windows and gas central heating.

Bathroom

Good sized bathroom neutrally decorated with painted and part tiled walls, modern fitted three piece bathroom.

Gas central heating and window.

Agent Notes

EPC Rating: D

UPVC Double Glazed Windows Throughout

Gas Central Heating

On Street Parking

Individual Electric, Gas & Water supply

Would Suite 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

