



PROCTORS

ESTATE AGENTS

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211 Broadway, Fleetwood, FY7 8AZ

"Offers In Region Of" £375,000

Art Deco Style Four Bed Detached House in an attractive mature suburb of Fleetwood, fronting wide local distributor road, close to schools and surrounding North Fylde Coast neighbourhood centres. The property briefly comprises front entrance vestibule & hall, lounge, dining room, kitchen, utility room, separate side entrance & hall, study, cloakroom/WC, four bedrooms and a four piece bathroom. Externally, there are gardens to the front, sides and rear - which are slightly wider than average. The property benefits from gas central heating throughout and the majority of the windows are UPVC double glazed. Viewing is highly recommended.



211 Broadway, Fleetwood

ACCOMMODATION

FRONT ENTRANCE VESTIBULE & HALLWAY

20' 11" x 4' 3" (6.4m x 1.3m) Plus Stairwell.

LOUNGE

13' 9" x 12' 9" (4.2m x 3.9m) Plus bow window, electric wall heater

DINING ROOM

13' 9" x 8' 10" (4.2m x 2.7m)

KITCHEN

11' 5" x 10' 5" (3.5m x 3.2m) Range of base & matching wall units with worktops, stainless steel double sink/single drainer unit

UTILITY ROOM

9' 2" x 6' 2" (2.8m x 1.9m) Worktop with plumbing for washer & drier

SEPARATE SIDE ENTRANCE & HALL

12' 5" x 5' 6" (3.8m x 1.7m)

STUDY

15' 8" x 8' 10" (4.8m x 2.7m) Central heating radiator & gas wall heater, walk-in storage cupboard

CLOAKROOM/WC

9' 2" x 3' 11" (2.8m x 1.2m) Low flush WC, wash hand basin with tiled splash back

FIRST FLOOR

BEDROOM ONE

13' 9" x 12' 1" (4.2m x 3.7m)

BEDROOM TWO

11' 5" x 10' 5" (3.5m x 3.2m)

BEDROOM THREE

10' 9" x 8' 10" (3.3m x 2.7m)

BEDROOM FOUR

14' 1" x 12' 9" (4.3m x 3.9m) Wash hand basin



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	69c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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FOUR PIECE BATHROOM

9' 6" x 8' 10" (2.9m x 2.7m) Comprising fully tiled walls, separate shower, low flush WC, panelled bath, wash hand basin, vinyl floor covering

OUTSIDE

Gardens front, sides & rear – slightly wider than average.

Garage - Single concrete panel, cement roofed 5.5m x 2.5m

Timber Shed 1.8m x 2.9m

Greenhouse 2.0m x 2.5m

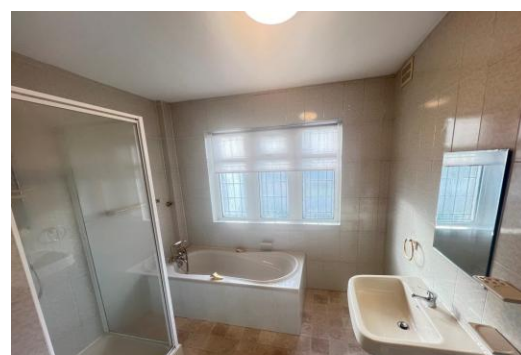
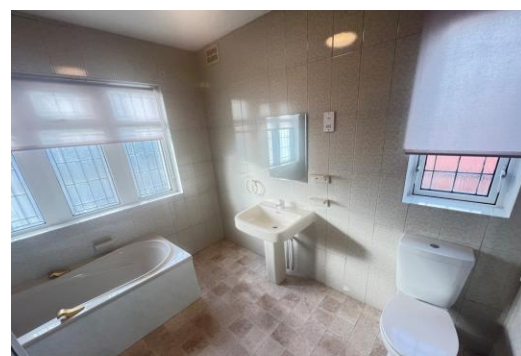
Two Seat Sun Loggia 1.7m x 1.7m

SPECIAL CONDITIONS

After completion of the sale of the property the buyer will be asked to delete any reference in the address to 'vicarage, rectory or such like' and a covenant to this effect will be imposed on the Title.

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

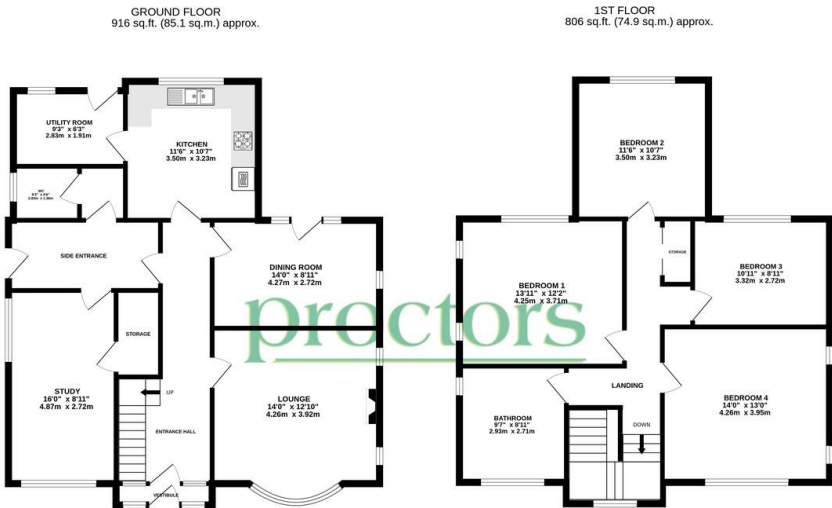
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211 BROADWAY - MARKETED BY PROCTORS ESTATE AGENTS
 TOTAL FLOOR AREA: 1723 sq.ft. (160.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix CS224



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		