



## 1 Jones Grove

Fleetwood, FY7 6ES

- **End terraced house**
- **Two bedrooms**
- **Gas central heating**
- **Double glazing**

**£75,000**

EPC Rating 'TBC'





## Property Description

Two bedroom end terraced house situated in a convenient location close to local shops, schools and bus routes. The accommodation briefly comprises entrance porch, lounge, kitchen, two bedrooms and bathroom. The property also boasts gas central heating, double glazing and yard to rear. No chain involved. Ideal investment opportunity. Council tax band: A EPC rating: D. Tenure: Freehold

### ENTRANCE PORCH

Double glazed entrance door. Inner door through to.

### LOUNGE

13' 9" x 11' 6" (4.19m x 3.51m) Double glazed window to the front. Central heating radiator. Meter cupboards.



#### KITCHEN

13' 8" x 8' 8" (4.17m x 2.64m) Range of modern fitted wall and base units with complementary work surfaces. Stainless steel sink unit. Electric hob and oven. Double glazed window. Double glazed door leading out to the rear. Wall mounted central heating boiler. Plumbed for an automatic washing machine. Stairs leading to the first floor. Understairs storage cupboard.

#### STAIRS AND LANDING

Double glazed window. Loft access.

#### BEDROOM ONE

11' 7" x 9' 0" (3.53m x 2.74m) Double glazed window to the front elevation. Central heating radiator.

#### BEDROOM TWO

8' 8" x 8' 0" (2.64m x 2.44m) Double glazed window. Central heating radiator.

#### BATHROOM

10' 8" x 7' 8" (3.25m x 2.34m) Three piece comprising pedestal wash hand basin, low flush wc and bath. Storage cupboard. Double glazed window. Central heating radiator.

#### REAR YEARD

Gate to rear.

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21 Counce Street  
Blackpool  
Lancashire  
FY1 3LA

[www.moveholmes.co.uk](http://www.moveholmes.co.uk)  
01253 928200  
[enquiries@moveholmes.co.uk](mailto:enquiries@moveholmes.co.uk)

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