



109 Bold Street

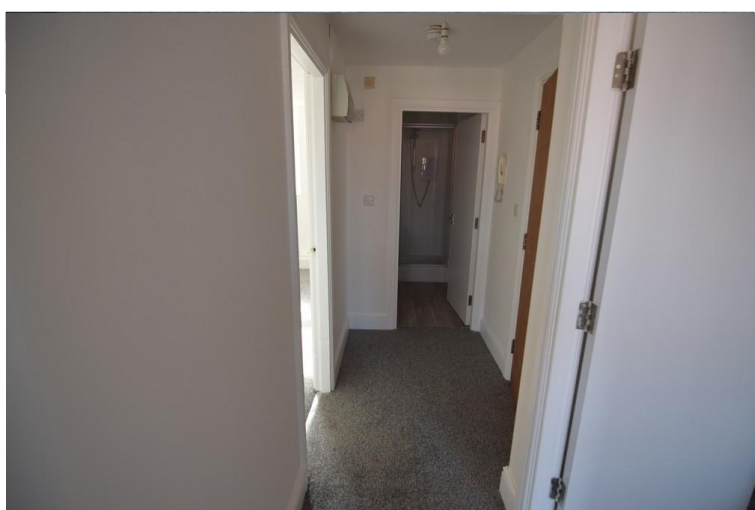
Fleetwood, FY7 6HL

- **2 BEDROOM FIRST FLOOR FLAT**
- **WALKING DISTANCE OF PROMENADE**
- **MOVE IN COSTS £1166.00**
- **DOUBLE GLAZED + STORAGE HEATERS**

£125 pw

EPC Rating '77'





Property Description

KITCHEN / LOUNGE

11' 52" x 15' 61" (4.67m x 6.12m) KITCHEN AREA WITH FITTED WALL AND BASE UNITS, SPLIT ELECTRIC OVEN AND ELECTRIC HOB. PLUMBED FOR WASHING MACHINE.

LOUNGE AREA WITH LARGE BAY WITH UPVC WINDOW, ELECTRIC STORAGE HEATER

BEDROOM

11' 52" x 7' 03" (4.67m x 2.21m) BEDROOM WITH UPVC WINDOW, ELECTRIC HEATER

BEDROOM

13' 71" x 7' 68" (5.77m x 3.86m) BEDROOM WITH UPVC WINDOW, ELECTRIC HEATER

SHOWER ROOM

7' 33" x 4' 39" (2.97m x 2.21m) SHOWER ROOM WITH SHOWER CUBICLE WITH ELECTRIC SHOWER, WC AND WASH HAND BASIN





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		

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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