



£525 PCM

North Albert Street

Terraced House | 2 Bedrooms | 2 Bathrooms

01253 628000



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# Step Inside

## Property Description

Willows Estates are delighted to offer to let this substantial two double bedrooms mid terrace property, conveniently placed for Fleetwood town centre and transport links. The property briefly comprises of entrance vestibule, open plan lounge, and dining area with feature fire and surround. Fitted kitchen/utility, ground floor shower room, basement/cellar room, modern shower room, and two double bedrooms externally there is a good size gated yard to the rear. This property is UPVC double glazed throughout and benefits from a gas combi central heating system.

## Main Particulars

## PROPERTY DESCRIPTION

## ENTRANCE VESTIBULE

As you enter through a UPVC double glazed exterior door, you will find yourself in the vestibule with an additional UPVC double glazed window and door leading to: -

**LOUNGE** 13'10" x 11'1" (4.22m x 3.8m) Approx.

UPVC double glazed window to the front elevation, attractive gas feature fireplace and surround central heating radiator. Carpeted flooring, Power & TV point. Matching ceiling and wall lights. Open-plan through to: -

**DINING ROOM** 10'8" x 12'11" (3.26m x 3.95m) Approx.

UPVC double glazed patio doors leading to the rear garden. Central heating radiator. Carpeted flooring, telephone point, matching ceiling, and wall lights.

Side door giving access to the kitchen.

**KITCHEN/UTILITY** 6'2" x 8' 4" (1.9m x 2.54m) Approx.

6'2" x 9'2" (1.9m x 2.81m) Approx.

Galley style kitchen & utility comprising of UPVC Double glazed window and door to the rear aspect, fitted with a range of wall and base units with complementary work surfaces, inset sink unit, tiled splashbacks, integrated electric cooker, and hob, plumbed for washing machine, newly fitted gas central heating combination boiler. Door giving access to.

## WC

Comprising of a double glazed opaque window to rear aspect, low-level flush WC, wash hand basin, chrome towel rail, and ceiling light.

**BASEMENT/CELLAR ROOM** 9'6" x 8'11" (3.51m x 4.28m) Approx.

Great additional space with the benefit of power and light.

## **FIRST FLOOR**

**LANDING AREA** leading to-

**BATHROOM** 8" x 6'10" (2.45m x 2.1m) Approx.

Bathroom comprising of large step in corner shower cubicle with power shower, UPVC double glazed opaque window to rear aspect, heated chrome feature towel rail, wash hand basin with built-in vanity surround, low-level flush WC, fully tiled walls with a decorative ceiling, and recessed spotlighting,

**BEDROOM ONE** 8'7" x 13'1" (2.63m x 4.01m) Approx.

Double glazed window to the rear aspect, fitted wardrobes, central heating radiator.

**BEDROOM TWO** 12'4"x 12" (3.78m x 3.68m) Approx.

Double glazed window to the front aspect, built-in wardrobes and dressing table, central heating radiator.

## **GROUNDS**

To the front of the property, there is street parking available. A small brick wall runs along the front of the property with decorative iron railings and a personal gate leading to the front entrance.

To the rear, there is a generous-sized garden, designed for relatively low maintenance with decorative borders, enclosed with gated access leading to a large paved area giving options for off-road parking.

## **GENERAL VIEWING**

By prior appointment with the landlord's agent. Willows Estates. Telephone: (01253) 628000.

## **GENERAL:**

### **Landlords! More properties wanted!!!**

Willows estates require similar properties to meet current demand. If you have a property to let, please call us on 01253 628000. We look forward to hearing from you.

One Month's Rent in advance (£525.00)

Deposit (£525.00) to be put into a secure deposit scheme.

## **OFFER PROCEDURE**

You will be required to give financial information in order to verify your position before we can recommend you to the landlord.

**VIEWING**

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Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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