



£675 PCM

Larkholme Avenue Fleetwood

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01253 628000



www.willowsestates.co.uk



Step Inside

Property Description

Willows Estates are delighted to offer to let this ready to walk into 3 Bedroom, extended semi-detached property. The property benefits from being situated in a popular residential position, close to local schools, transport links, and amenities. Briefly comprising of a hallway, lounge, newly fitted contemporary open plan kitchen/dining area, upstairs there are 3 bedrooms with a modern family bathroom. Garage with up and over door, enclosed rear garden.

Main Particulars

HALL

Entering through a composite door, carpeted flooring, gas central heating radiator, central ceiling light point. Power points and staircase leading to the first floor ahead. The door to the right leads you into the:

LOUNGE **12'4" x 13'1"** **(3.78m x 4.02m) Approx.**

Light and spacious with a UPVC double glazed bay window to the front aspect, gas central heating radiator, log burner, coved ceiling with feature centre light. Television and power points and carpeted floor.

OPEN PLAN KITCHEN/DINING AREA **10'6" x 8'** **(3.25m x 2.45) Approx.**

Tastefully fitted with a range of cream stylish eye and base units with complementary modern work surface and ceiling spotlighting, ceramic sink with shower mixer tap, two integrated electric ovens, and five ring gas hob, integrated dishwasher, and fridge freezer, plumbed for washing machine. UPVC triple door leading to the rear garden.

FIRST FLOOR

LANDING

Wooden staircase, loft access, decorative Ceiling light, UPVC double glazed opaque window to the side aspect doors lead off to three bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to the rear aspect, fitted carpets, central heating radiator, ceiling light.

BEDROOM TWO

UPVC double glazed window to the front aspect, fitted carpets, central heating radiator, ceiling light.

BEDROOM THREE 15'x 8'8" (4.6m x 2.7m) Approx.

UPVC double glazed window to the front aspect, central heating radiator, ceiling light.

BATHROOM 6'3" 'x 6'1" (1.94m x 1.84m) Approx.

A modern white four-piece suite comprising of low flush W.C built-in vanity hand wash basin, corner panel bath, and a double rain effect power shower with glass screen, attractive cream and black tiles with matching tiled flooring, and opaque UPVC double glazed window.

GROUNDS

The property offers spacious gardens; the front which includes a driveway providing ample parking with a lawn area and access to the garage. the rear is privately designed for low maintenance mainly laid with a lawn surrounded by borders, a patio seating area, and access to the garage.

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/ 01253 821575. We look forward to hearing from you.

GENERAL

One Month's Rent in advance (£675.00)

Deposit (£675.00) 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

By prior appointment with the Landlord agent. Willows Estates. Telephone 01253 628000



Telephone: 01253 628000



www.willowsestates.co.uk