

Breakers Wharf  
Fleetwood FY7 6FL



A MODERN 4 BEDROOMED END TOWN HOUSE, SPLIT OVER 3 FLOORS  
IN THE HIGHLY SOUGHT AFTER LOCATION OF HARBOUR VILLAGE WITH  
FABULOUS COASTAL WALKS ON YOUR DOORSTEP



This wonderful property provides extensive family accommodation with quality fixtures and fittings throughout and benefits from a gas fired central heating system, double glazed windows, professionally installed alarm, security lights and CCTV system, downstairs wc, 2 bathrooms, 4 well proportioned bedrooms, private parking driveway with additional added space, integral garage with Pod Point electric car charger point, stunning rear garden with patio areas, boarded loft and Situated in the popular location of Harbour Village with views over to Fleetwood Haven Marina, coastal walks and leading on to Fleetwood Marsh Nature Reserve. The property is offered for sale at a competitive price and viewing is strongly recommended.

**VIEWING STRONGLY RECOMMENDED TO APPRECIATE  
THE EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER**

**ASKING PRICE £280,000**

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Lancashire  
OL16 1LA  
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**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

ENTRANCE HALLWAY - Granite tiled flooring

DOWNSTAIRS WC - Low level wc, wash hand basin and granite tiled flooring

KITCHEN/DINER - Well proportioned, new modern fitted kitchen, one and a half drainer stainless steel sink unit, range of modern wall and base units with complementary work surfaces, oven hob and extractor fan, UPVC patio doors leading to rear garden and granite tiled flooring

INTEGRAL GARAGE

### **First Floor**

LANDING

LOUNGE - large L shaped lounge area, modern fitted carpet and Juliet balcony with views over to Fleetwood Haven Marina

BEDROOM FOUR - Fourth bedroom modern fitted carpet

### **Second Floor**

LANDING

MASTER BEDROOM - Well proportioned double master bedroom, modern fitted carpet and connecting master en-suite

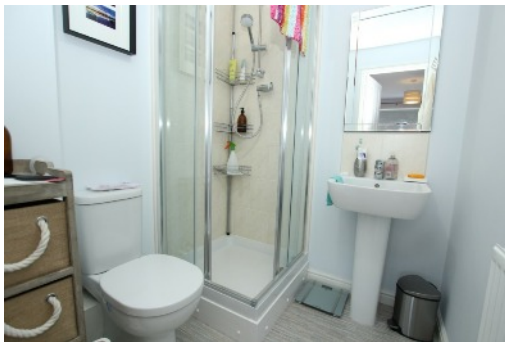
MASTER EN-SUITE - Low level wc, pedestal wash hand basin, corner shower cubicle

BEDROOM TWO - Second double bedroom with modern fitted carpet

BEDROOM THREE - Third well proportioned bedroom with modern fitted carpet

FAMILY BATHROOM - Panelled bath, pedestal wash hand basin, low level wc and part tiled walls





Externally

The property benefits from a private parking driveway to the front with a additional space making it suitable to park 2 cars and leading to an integral garage. To the rear is a stunning garden with double patio area and lawned area with well stocked borders and access from the side of the property through gate.

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

Location

Set in an extraordinary location on the banks of the River Wyre, Harbour Village has access via a foot bridge to Affinity Outlet Shopping Centre and just a short further walk to Fleetwood Town Centre. The estate itself has kept open green areas and to the south lies Fleetwood Marsh Nature Reserve with countryside walks and a duck pond.



Score	Energy rating	Current	Potential
92+	A		109   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		