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Highgate, Blackpool, Lancashire, FY4 2QJ | Price £165,000  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*IMMACUALTE SEMI DETACHED HOUSE IN A GREAT LOCATION WITH WEST FACING REAR GARDEN\*\* Immaculate Semi Detached House comprising Entrance Hallway, Lounge Dining Room, Kitchen, Conservatory, Landing, 3 Bedrooms, Bathroom, West Facing Enclosed Rear Garden, Off Road Parking, No Onward Chain Involved, Council Tax Band B**

**Entrance Hallway**

Composite entrance door, vinyl flooring, stairs to first floor landing, radiator

**Lounge/Dining Room**

24'2 x 11'9

Double glazed walk in bay window to front, radiator, wooden laminate flooring, dado rail, gas fire set in feature surround, double glazed sliding doors to rear

**Conservatory**

6'0 x 9'8

Double glazed double doors to rear, electric heater, double glazed windows to rear

**Kitchen**

15'8 x 5'11

Fitted with a matching range of base and wall units with square edge worktops with matching splashbacks, electric oven, gas on glass hob with extractor hood over. single bowl sink with mixer taps, integrated dishwasher, plumbing for washing machine, space for American fridge freezer, double glazed window to rear, vinyl flooring

**Landing**

Double glazed window to rear

**Bedroom 1**

11'9 x 11'9

Double glazed window to front, radiator, fitted wardrobes

**Bedroom 2**

11'11 x 11'9

Double glazed window to rear, radiator, fitted wardrobes

**Bedroom 3**

8'7 x 6'4

Double glazed window to front, radiator, decorative cornice style ceiling

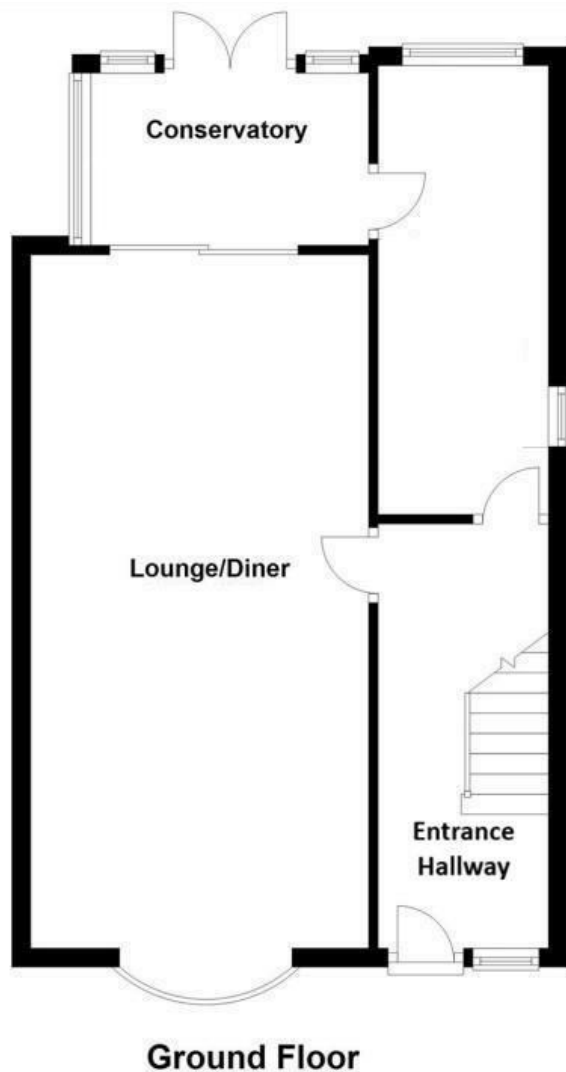
**Bathroom**

6'2 x 5'7

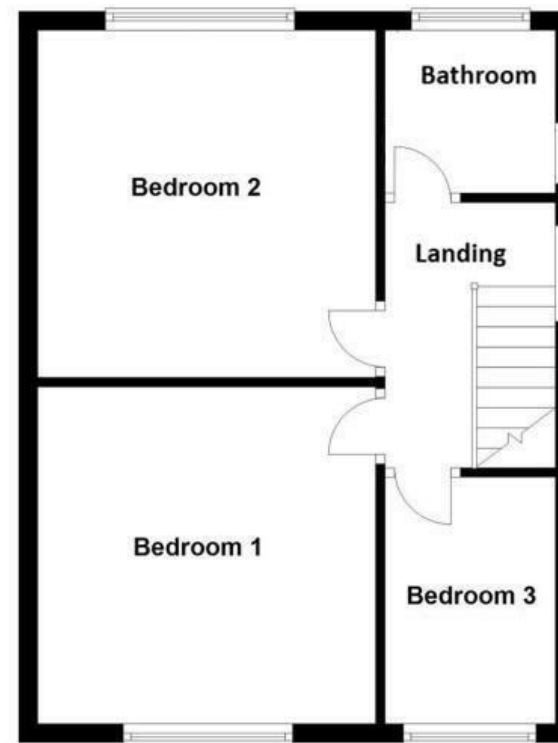
Fitted with a 3 piece suite comprising walk in shower with glass screen, vanity wash hand basin, low level wc, tiled walls, double glazed window to rear, underfloor heating

**Outside**

Off road parking to front, west facing rear garden, lawn with well stocked border, paved patio



Ground Floor



First Floor

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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