



**HUNTERS®**  
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Hemingway, Blackpool | Price £164,950  
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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.

**\*\*WELL PRESENTED 4 BED SEMI DETACHED HOUSE IN A QUIET AREA WITH NO ONWARD CHAIN INVOLVED\*\* Well Presented Semi Detached House in a Quiet Area comprising Entrance Hallway, Lounge, Dining Room, Breakfast Room, Kitchen, Landing, On the First Floor there is Three Bedrooms & a Bathroom, To the Second Floor there is a Fourth Bedroom & an Ensuite Shower Room, Enclosed South Facing Rear Garden, Off Road Parking, No Onward Chain Involved, Council Tax Band C**

Entrance Hallway  
Double glazed entrance door, radiator

Lounge  
10'10 x 14'5  
Double glazed walk in bay window to front, radiator, wooden laminate flooring, decorative cornice style ceiling, open plan to Dining Room

Dining Room  
10'10 x 12'4  
Double glazed double doors to rear, radiator, wooden laminate flooring, exposed brick chimney breast

Breakfast Room  
6'2 x 13'9  
Double glazed window to side, wooden laminate flooring, radiator

Kitchen  
6'4 x 13'9  
Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, plumbed for washing machine, electric oven, ceramic hob with extractor hood over, space for fridge freezer, double glazed double door to rear garden, radiator, wooden laminate flooring, double glazed window to rear

First Floor Landing  
Fixed staircase to Second floor landing

Bedroom 1  
10'7 x 16'9  
Double glazed walk in bay window to front, radiator

Bedroom 2  
10'2 x 10'1  
Double glazed window to rear, radiator

Bedroom 3  
6'1 x 10'0  
Double glazed window to front, radiator

Bathroom  
6'3 x 10'0  
Fitted with a 4 piece bathroom suite comprising panelled bath, walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, double glazed window to rear

Second Floor Landing

Bedroom 4  
12'6 x 15'8  
Double glazed window to rear, radiator, access to eaves storage space

Ensuite Shower Room  
2'11 x 8'8  
Fitted with a 3 piece bathroom suite comprising shower enclosure with glass screen, vanity wash hand basin, low level wc, double glazed window to rear

Outside  
Enclosed rear garden, paved patio, panelled fencing



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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