



HUNTERS®
HERE TO GET *you* THERE

Sunnyhurst Park, South Shore, Blackpool, FY4 2HR | Price £75,000
Call us today on 01253 362640



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Not Required

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.

****IMMACULATE DETACHED PARK HOME IN A GREAT LOCATION ON A RESIDENTIAL SITE IN SOUTH SHORE WITH NO ONWARD CHAIN**** Immaculate Detached Park Home sited in a quiet location on Sunnyhurst Park off Highfield Road, Blackpool. Comprising Lounge, Modern Dining Kitchen, Bedroom, Stylish Shower Room, Private Garden Area, Car Parking Space, Over 55's, 1 Cat Allowed, No Onward Chain Involved, Council Tax Band A

ENTRANCE HALL

Double glazed entrance door, radiator, wooden laminate flooring

LOUNGE

12'3" x 11'6"

Double glazed windows to front and double glazed window to side with deep window sill, double glazed door to front, electric fire set in feature surround, decorative cornice style ceiling, radiator

DINING KITCHEN

11'3" x 11'6"

Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge freezer, cooker space, built in storage cupboard housing gas combination boiler, wooden laminate flooring, double glazed windows to front and rear, radiator

BEDROOM

12'3" x 11'6"

Double glazed window to front, fitted wardrobes with hanging rails and shelving, radiator, decorative cornice style coving

BATHROOM

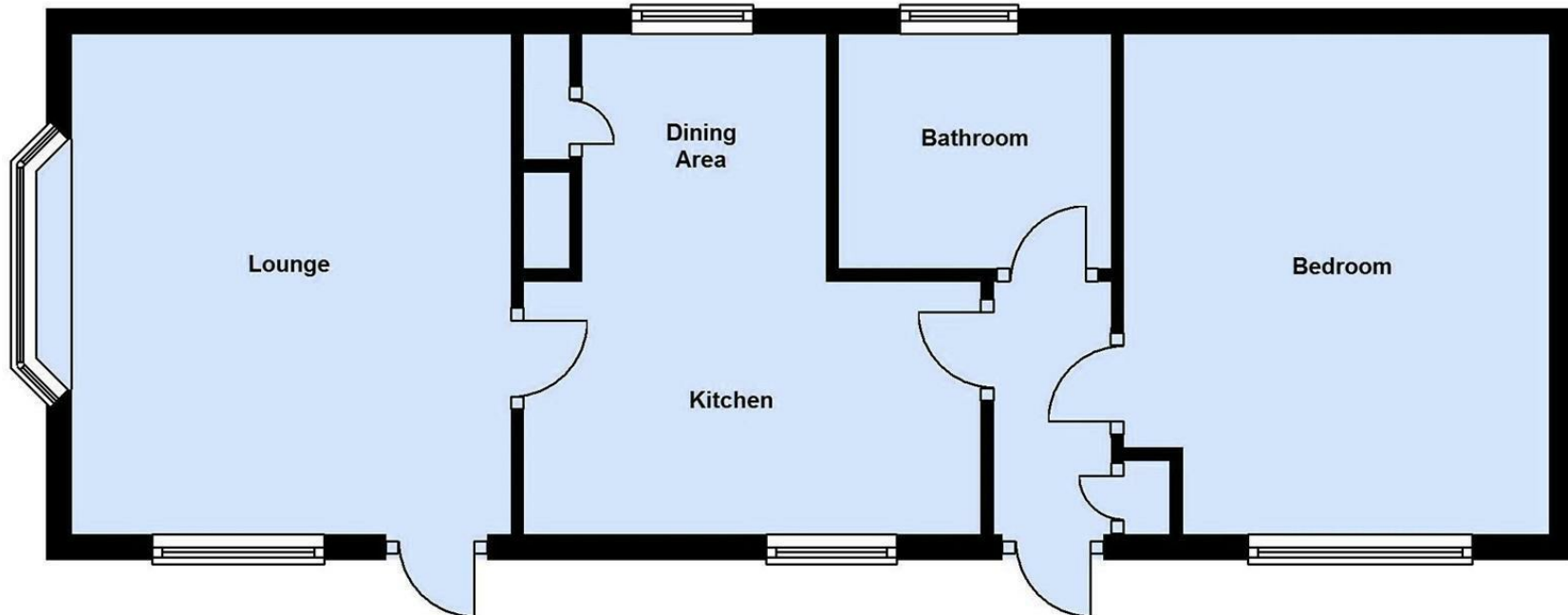
5'5" x 6'8"

Fitted with a 3 piece suite comprising low level wc, pedestal wash hand basin, walk in shower enclosure with sliding doors, double glazed window to rear, tiled walls, tiled floor

OUTSIDE

Lawned garden area with a private position on the site

Ground 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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