



HUNTERS[®]

HERE TO GET *you* THERE

Stony Hill Avenue, Blackpool | Price £295,000
Call us today on 01253 362640



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 DORMER BUNGALOW IN A GREAT LOCATION WITH 4 DOUBLE BEDROOMS & TWO BATHROOMS****
Immaculate Dormer Bungalow on one of the the Best Roads in the area comprising Entrance Vestibule, Hallway, Lounge, Living/Dining Room, Dining Kitchen, Downstairs Bedroom, Downstairs Bathroom, Landing, 3 Further Double Bedrooms, Shower Room, Enclosed Rear Garden, Off Road Parking for Several Vehicles, Tandem Garage, Council Tax Band D

Entrance Vestibule

Double glazed double doors to front

Hallway

Decorative cornice style ceiling, radiator, stairs to first floor landing with storage under

Lounge

12'3 x 13'11

Double glazed sliding doors to rear, radiator, decorative cornice style ceiling

Living/Dining Room

12'2 x 16'4

Double glazed walk in bay window to front, radiator, gas fire, decorative cornice style ceiling

Kitchen

11'8 x 15'7

Fitted with a matching range of base and wall units with round edge worktops, ceramic sink with mixer taps & tiled splashbacks, plumbing for washing machine & dishwasher, eye level electric double oven, gas hob with extractor hood over, double glazed windows to side & rear, double glazed door to garden

Downstairs Bedroom (1)

11'8 x 13'1

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

Downstairs Bathroom

7'8 x 7'3

Fitted wet room style bathroom with a 4 piece suite comprising walk in shower, panelled bath, pedestal wash hand basin, low level wc, tiled floor, tiled walls, double glazed window to side

Landing

Loft access

Bedroom 2

12'2 x 11'11

Double glazed window to front, radiator, picture rail, storage cupboard

Bedroom 3

12'1 x 12'2

Double glazed widow to rear, radiator

Bedroom 4

11'9 x 9'5

Double glazed window to side, walk in wardrobe, picture rail, eaves storage cupboard

Shower Room

6'10 x 6'11

Fitted with a stylish 3 piece suite comprising low level wc,, vanity wash hand basin with storage under, walk in shower, tiled walls, velux window to rear

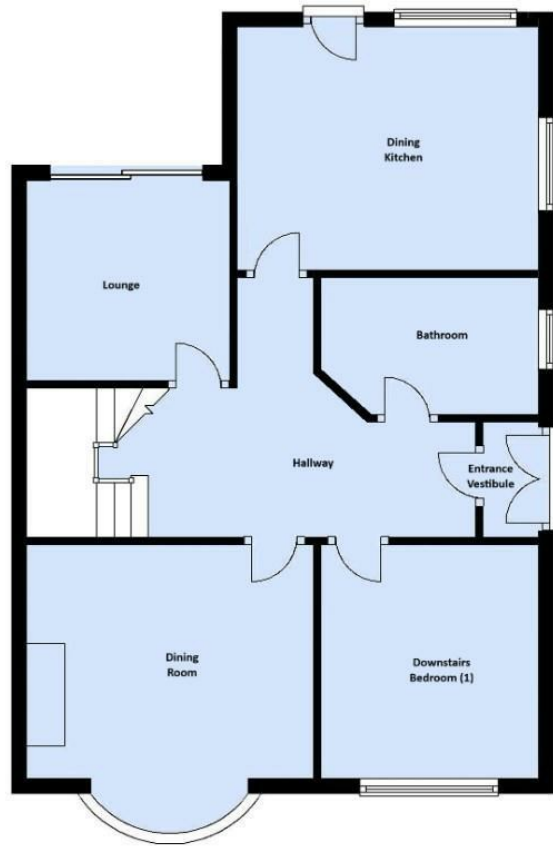
Outside

Off road parking to the front and side for several vehicles, enclosed rear garden, paved patio, lawn with well stocked borders

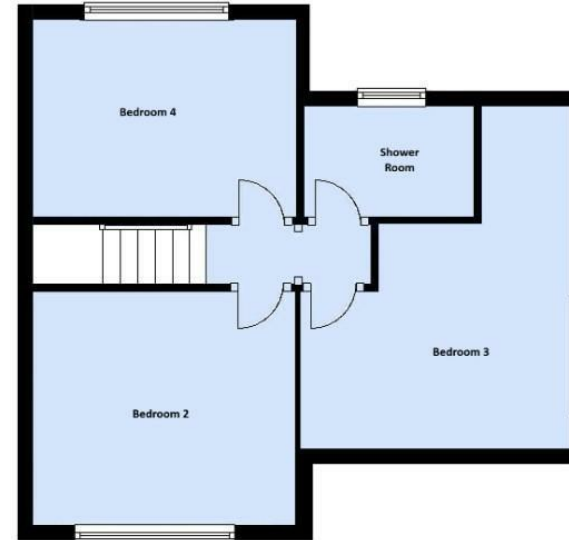
Garage

Tandem garage with high ceiling, up and over garage door to front, double glazed window to side, side privacy door, power & light connected

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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