HUNTERS®
HERE TO GET *you* THERE

Falcon Drive, Poulton-Le-Fylde | Price £175,000
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.

HUNTERS®
HERE TO GET *you* THERE

WELL PRESENTED SEMI DETACHED HOUSE IN A GREAT LOCATION WITH SOUTH FACING GARDEN WITH NO ONWARD CHAIN INVOLVED Well Presented Semi Detached House in a Great Location comprising Entrance Porch, Lounge, Open Plan Kitchen & Conservatory, Landing, Two Double Bedrooms, 3 Piece Bathroom, South Facing Garden, Off Road Parking, Garage, Council Tax Band B, No Onward Chain Involved

Entrance Porch
Double glazed entrance door, double glazed window to front, wooden laminate flooring

Lounge
12'4 x 16'2
Double glazed window to front, radiator, stairs to first floor landing, decorative cornice style ceiling, wooden lamiamte flooring

Kitchen
12'4 x 7'10
Fitted with a matching range of base & wall units with round edge worktops, integrated fridge & freezer, electric oven, gas on glass hob with extractor hood over, plumbing for washing machine, wooden laminate flooring, single bowl sink with mixer taps, open plan to Conservatory

Conservatory
10'5 x 10'5
Constructed with half height walls with double glazed windows to side & rear, double glazed double doors to rear, wooden laminate flooring, radiator, double glazed pitched roof

Landing

Bedroom 1
12'4 x 7'11
Double glazed window to rear, radiator, decorative cornice style ceiling

Bedroom 2
12'4 x 7'8
Double glazed window to front, radiator, decorative cornice style ceiling

Bathroom
9'2 x 4'7
Fitted with a stylish 3 piece suite comprising low level wc, wall mounted wash hand basin, panelled bath with shower over & glass screen, tiled walls, tiled floor, heated towel rail, double glazed window to rear, over stairs storage cupboard housing gas combination boiler

Outside
South facing rear garden, timber decking, artificial lawn, panelled fencing, power to hot tub, off road parking to the front

Garage
Up & over garage door, power & light connected

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.

25-27 Highfield Road, Blackpool, FY4 2JD | 01253 362640
| blackpool@hunters.com

HUNTERS®
HERE TO GET *you* THERE