



**HUNTERS<sup>®</sup>**  
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Highcross Avenue, Poulton-Le-Fylde | Price £265,000  
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.

**\*\*WELL PRESENTED 3/4 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, Kitchen, Utility Room, Rear Vestibule, Downstairs WC, Living Room/Downstairs Bedroom, First Floor Landing, On the First Floor there are Three Bedrooms & a 3 Piece Bathroom, Enclosed South Facing Rear Garden, Off Road Parking, Garage, No Onward Chain Involved, Council Tax Band D**

Entrance Hallway Double glazed door to front, radiator, stairs to first floor landing, picture rail	Bedroom 1 12'9 x 11'10 Double glazed walk in bay window to front, radiator
Lounge 12'9 x 11'10 Double glazed walk in bay window to front, radiator, fireplace, picture rail	Bedroom 2 12'9 x 11'9 Double glazed walk in bay window to rear, radiator
Dining Room 15'9 x 12'10 Double glazed double doors to rear with matching side panels, picture rail, electric fires set in to feature chimney breast	Bedroom 3 6'7 x 6'3 Double glazed walk in bay window to front, radiator
Kitchen 10'8 x 8'8 Fitted with a matching range of base and wall units with round edge worktops, 1 & 1/2 bowl stainless steel sink with mixer taps & tiled splashbacks, eye level electric oven, gas, integrated fridge, double glazed window to side, radiator	Bathroom 8'8 x 6'7 Fitted stylish bathroom comprising walk in bath with shower over, pedestal wash hand basin, low level wc, tiled walls, double glazed windows to side & rear, radiator
Utility Room Fitted with a matching range of base and wall units with round edge worktops, plumbing for washing machine, double glazed window to side, space for freezer	Outside Off road parking to front leading to garage at the side, Well established enclosed South facing rear garden, lawn, variety of plants & trees, greenhouse, metal shed
Rear Vestibule Double glazed door to side	Garage 15'8 x 7'11 Up over garage door to front, power & light connected
Downstairs WC Low level wc, wash hand basin, wall mounted gas boiler	
Living Room 15'3 x 12'10 Double glazed windows to side & rear, decorative cornice style ceiling, gas heater	
Landing Double glazed window to side	



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](mailto:blackpool@hunters.com)

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