



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Sunnyhurst Avenue, Blackpool | Price £125,000  
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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 TERRACED HOUSE WITH 3 DOUBLE BEDROOMS & NO ONWARD CHAIN INVOLVED\*\* Well Presented Terraced House comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, 3 Double Bedrooms, Bathroom, Separate WC, Enclosed Rear Garden, No Onward Chain Involved**

**Entrance Vestibule**

Double glazed double door to front

**Hallway**

Picture rail, wooden laminate flooring, stairs to first floor landing

**Lounge**

10'10 x 16'5

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

**Dining Room**

10'10 x 16'

Double glazed walk in bay window to rear with double glazed sliding doors, radiator, chimney breast, open plan to kitchen

**Kitchen**

5'10 x 9'9

Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, electric oven, gas hob with extractor hood over, space for fridge/freezer, double glazed window to rear, plumbing for washing machine

**Landing**

**Bedroom 1**

9'10 x 13'11

Double glazed window to front, radiator, chimney breast

**Bedroom 2**

9'5 x 16'4

Double glazed window to rear, radiator, chimney breast

**Bedroom 3**

6'10 x 10'2

Double glazed window to front, radiator

**Bathroom**

4'4 x 7'8

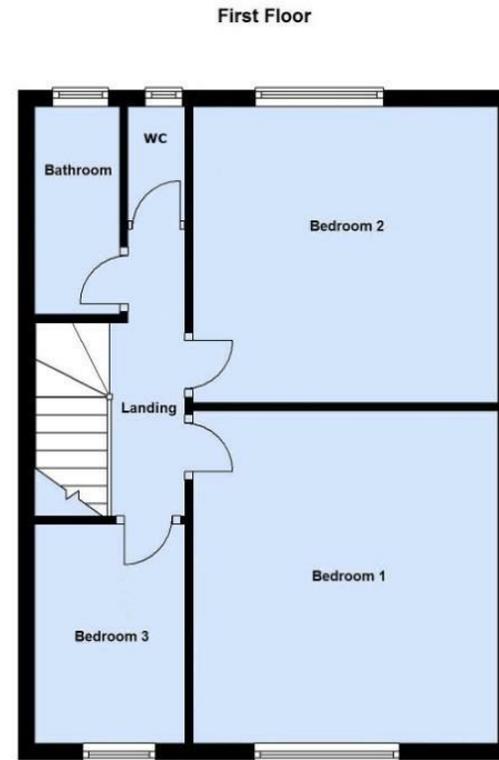
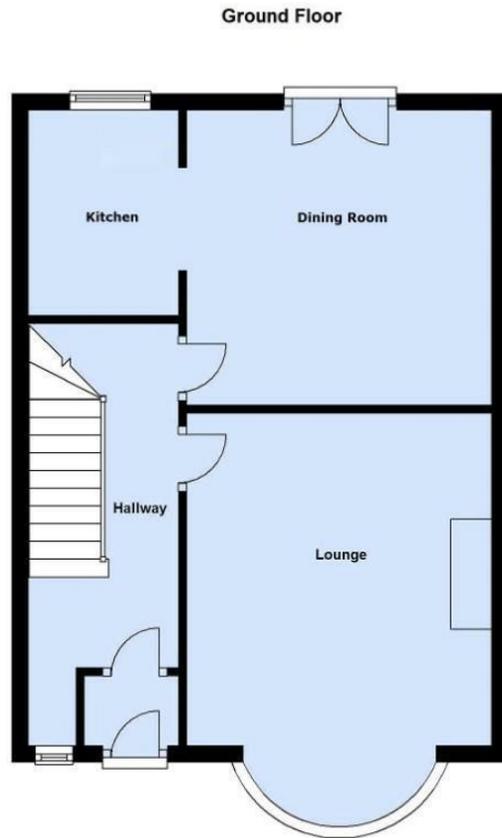
Fitted stylish bathroom panelled bath with glass screen, pedestal wash hand basin, cladding to wall, double glazed window to rear

**Separate WC**

Low level wc, tiled walls, double glazed window to rear

**Outside**

Enclosed rear garden, artificial grass, to brick built outbuildings, gated access to rear



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

