



**HUNTERS®**  
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Stockydale Road, Blackpool | Price £114,950  
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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.

**\*\*END TERRACED HOUSE IN NEED OF MODERNISATION, IN A FANTASTIC LOCATION AND WITH NO ONWARD CHAIN INVOLVED\*\* End Terraced House in a Fantastic Location, in need of Modernisation and Priced Accordingly with Lots of Potential. Comprising Entrance Vestibule, Hallway. Open Plan Lounge/Dining Room, Kitchen, Utility Room, Downstairs WC, Landing, 3 Bedrooms, Bathroom, Enclosed South Facing Rear Courtyard, Off Road Parking Area to the Rear, No Onward Chain Involved, Council Tax Band A**

Entrance Vestibule	Bedroom 3
Composite entrance door with double glazed window over	10'4 x 6'0
Hallway	Double glazed window to front, radiator
Stairs to first floor landing	Bathroom
Lounge & Dining Room	10'1 x 5'5
12'8 x 22'4	Fitted 3 piece bathroom suite comprising panelled bath with glass screen & shower over, pedestal wash hand basin, low level wc, tiled splashbacks, double glazed window to side, radiator
Open plan Lounge & Dining Room, Double glazed windows to front & rear, two radiators	Outside
Kitchen	Pebbled front garden area, Enclosed South facing rear courtyard, Off Road Parking area to rear
11'1 x 8'9	
Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with tiled splashbacks, electric point for cooker with extractor hood over, space for fridge freezer, door to rear, double glazed window to side	
Utility Room	
8'4 x 7'2	
wash hand basin, plumbing for washing machine, double glazed windows to side and rear, polycarbonate roof, double glazed door to rear courtyard and side access door	
Downstairs WC	
low level wc	
Landing	
Bedroom 1	
16'9 x 9'7	
Double glazed glazed windows to front, radiator, chimney breast, fitted wardrobes	
Bedroom 2	
11'1 x 8'8	
Double glazed window to rear, built in cupboard	

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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