



**HUNTERS**<sup>®</sup>

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Grasmere Road, Blackpool | Price £84,950  
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.

**\*\*MID TERRACED HOUSE REQUIRING MODERNISATION WITH NO ONWARD CHAIN INVOLVED\*\* Mid Terraced House comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Downstairs Shower Room, Landing, 3 Bedrooms, Bathroom, Enclosed Rear Garden, Council Tax Band B, No Onward Chain Involved**

**Entrance Vestibule**

Double glazed entrance door with double glazed window over, tiled walls

**Hallway**

stairs to first floor landing, decorative cornice style ceiling

**Lounge**

12'4 x 14'0

Walk in bay window to front, fireplace, picture rail, decorative cornice style ceiling

**Dining Room**

12'4 x 14'7

Walk in bay window to rear, fireplace, picture rail, decorative cornice style ceiling

**Kitchen**

6'3 x 10'9

Fitted base and wall units with round edge worktops

**Shower Room**

5'0 x 6'3

Downstairs Shower Room with shower enclosure, wc, double glazed window to rear, double glazed door to garden

**Landing**

Dado rail

**Bedroom 1**

12'4 x 14'0

Walk in bay window to front, chimney breast

**Bedroom 2**

Walk in bay window to rear, fitted cupboards

**Bedroom 3**

6'8 x 8'0

window to front

**Bathroom**

6'8 x 6'4

Fitted with a 3 piece suite comprising wc, panelled bath, wash hand basin, window to rear

**Outside**

Enclosed rear garden, patio, 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.

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