



**HUNTERS<sup>®</sup>**  
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Pedders Lane, Blackpool | Price £199,950  
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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.

**\*\*WELL PRESENTED END TERRACED HOUSE WITH GARAGES & LAND TO REAR, NO ONWARD CHAIN\*\* Well Presented End Terraced House in a Convenient Location comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Modern Dining Kitchen, Utility, Downstairs Shower Room, 3 Bedrooms, Stylish 3 piece Bathroom, Separate WC, Enclosed Rear Courtyard, Off Road Parking to Rear, Single Garage & Double Garage, Land to Rear without Planning Permission but could suit a number of different purposes with Power & Water to the site, No Onward Chain Involved, Council Tax Band B**

Entrance Vestibule Composite entrance door, dado rail, decorative cornice style ceiling	Landing Loft access
Hallway Decorative cornice style ceiling, radiator, wooden laminate flooring, stairs to first floor landing	Bedroom 1 14'0 x 11'10 Double glazed window to rear, radiator
Lounge 15'5 x 12'10 Double glazed walk in bay window to front, radiator, decorative cornice style ceiling, wooden laminate flooring, open to Dining Room	Bedroom 2 12'6 x 10'1 Double glazed window to front, radiator, chimney breast
Dining Room 15'5 x 12'4 Double glazed window to rear, radiator, wooden laminate flooring, double glazed door to rear	Bedroom 3 7'0 x 7'0 Double glazed window to front, radiator
Kitchen 12'10 x 10'10 Fitted with a matching range of base and tower units with square edge worktops, sink with mixer taps, eye level electric oven with built in microwave over, induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher, double glazed window to side, radiator, tiled floor	Bathroom 10'11 x 9'5 Fitted stylish bathroom comprising walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, tiled floor, double glazed window to rear
Utility Room 7'4 x 11'1 Fitted with a matching range of base and wall units with round edge worktops, double glazed door to side, wall mounted gas combination boiler, double glazed window to side	Outside Enclosed paved rear courtyard, brick built shed, outside wc
Shower Room 5'8 x 4'6 Fitted Shower Room comprising walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls	Garage 10'7 x 17'11 Electric roller shutter door
	Double Garage 18'2 x 23'10 Pitched roof, up & over garage door to front, window to front, privacy door to front
	Land to Rear Enclosed Land to rear which would be suitable for a number of uses with power & light to the site, gated access

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)

