



HUNTERS®
HERE TO GET *you* THERE

Common Edge Road, Blackpool, FY4 5DG | £625,000
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.

HUNTERS

****IMMACULATE 5 BED DETACHED HOUSE SET IN A 1/3 OF AN ACRE PLOT WITH NO ONWARD CHAIN**** Immaculate Detached House set within its own grounds comprising Entrance Hallway, Lounge, Dining Room, Dining Kitchen, Sun Room, Guest Suite (Sep Living & Bedroom), Rear Porch, Utility Room, Downstairs WC, Office. On the First Floor there is a Landing, and 4 further Bedrooms with the Master Bedroom & Bed 2 with En-suites, Enclosed gardens to all sides of approx 1/3 of an acre, Off Road Parking for a number of vehicles, Double Garage, No Onward Chain Involved

ENTRANCE HALL

Double glazed entrance door, radiator, stairs to first floor landing

DINING ROOM

2.59m (8' 6") x 3.00m (9' 10") & 4.3m (14' 1") x 5.1m (16' 9")

Double glazed window to front, decorative cornice style ceiling, radiator, electric fire set in feature surround, double doors to side

DINING KITCHEN

9.2m (30' 2") x 4m (13' 1")

Fitted with a matching range of base, wall and tower units with round edge worktops, integrated fridge freezer, wine cooler, integrated dishwasher, stainless steel sink with mixer tap and tiled splashbacks, decorative cornice style ceiling, double glazed windows to side and rear, tiled floor

LOUNGE

7.90m (25' 11") x 4.2 & 6.4m (21' 0") x 1.3m (4' 3")

Several double glazed windows to either side, wooden flooring, radiator, media wall with staircase to master bedroom behind

MORNING ROOM

7.1m (23' 4") x 2.5m (8' 2")

Double glazed windows to side, wooden flooring, radiator

GUEST SUITE

2.6m (8' 6") x 9.3m (30' 6")

Guest suite with separate Living & Bedroom areas, wooden flooring, double glazed windows to side, radiator

REAR PORCH

1.2m (3' 11") x 1.8m (5' 11")

Double glazed entrance door with double glazed windows to side and rear, tiled floor, cloakroom off

UTILITY ROOM

1.5m (4' 11") x 1.8m (5' 11")

Tiled floor, plumbing for washing machine, space for dryer, radiator, sink

DOWNSTAIRS WC

Low level wc, wash hand basin, tiled floor, double glazed window to side

LANDING

BEDROOM 1

6.2m (20' 4") x 4.3m (14' 1")

Double glazed window to side, two radiators, fitted wardrobes

ENSUITE SHOWER ROOM

2.5m (8' 2") x 1.6m (5' 3")

Fitted with a 3 piece suite comprising low level wc, shower enclosure, vanity wash hand basin with storage under

BEDROOM 2

9.1m (29' 10") x 3.9m (12' 10")

Double glazed window to front, original fireplace, fitted wardrobes

ENSUITE SHOWER ROOM

2.59m (8' 6") x 1.30m (4' 3")

Fitted with a 3 piece suite comprising low level wc, panelled bath with shower over, vanity wash hand basin with storage under, double glazed window to side, tiled walls

BEDROOM 3

5.0m (16' 5") x 3.2m (10' 6")

Double glazed window front, radiator, original fireplace, fitted wardrobes

BEDROOM 4

3.5m (11' 6") x 3.3m (10' 10")

Double glazed window to front, radiator, fitted wardrobes, original fireplace

BATHROOM

2.2m (7' 3") x 2.1m (6' 11")

Fitted with a 3 piece suite comprising low level wc, panelled bath with shower over, vanity wash hand basin with storage under, double glazed window to front, tiled walls

OUTSIDE

Set within it's own ground with enclosed landscaped gardens to all sides (approx 1/3 of an acre), Off Road Parking for a number of vehicles, Double Garage

DOUBLE GARAGE

Double garage with Two up and over garage doors, rear privacy door, power and light connected

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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