



HUNTERS[®]
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Arnold Avenue, Blackpool, FY4 2EP | Price £245,000
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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.

****IMMACULATE DOUBLE FRONTED SEMI DETACHED HOUSE ON A GREAT ROAD** Immaculate Double Fronted Semi Detached House in a much sought after location comprising Entrance Porch, Hallway, Two Reception Rooms, Kitchen, Utility Room, Downstairs WC, Landing, 3 Bedrooms, Bathroom, Separate WC, Enclosed Rear Garden with Gated access to side for Off Road Parking, Garage**

Entrance Porch

Composite entrance door, double glazed windows to front and side, tiled floor

Hallway

Decorative cornice style ceiling, radiator, stairs to first floor landing

Lounge

12'10 x 16'9

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

Living/Dining Room

13'11 x 17'11

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

Kitchen

11'4 x 7'10

Fitted with a matching range of base and wall units with round edge worktops, 1 & 1/2 bowl ceramic sink, electric built under oven, ceramic hob with extractor hood over, integrated fridge freezer, integrated dishwasher, double glazed window to rear, double glazed door to garden, radiator, radiator

Utility Room

8'10 x 7'9

Fitted base with round edge worktops, space for fridge freezer, plumbing for washing machine, space for dryer, double glazed window to rear, double glazed door to garden, tiled floor

Landing

Double glazed window to rear, decorative cornice style ceiling

Bedroom 1

17'11 x 13'11

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

Bedroom 2

12'11 x 13'11

Double glazed window to front, radiator, decorative cornice style ceiling

Bedroom 3

7'3 x 9'0

Double glazed window to front, radiator, decorative cornice style ceiling

Bathroom

9'0 x 8'0

Fitted with a two piece suite comprising panelled bath, pedestal wash hand basin, built in airing cupboard, radiator, double glazed window to rear

Separate WC

Low level wc, double glazed window to rear

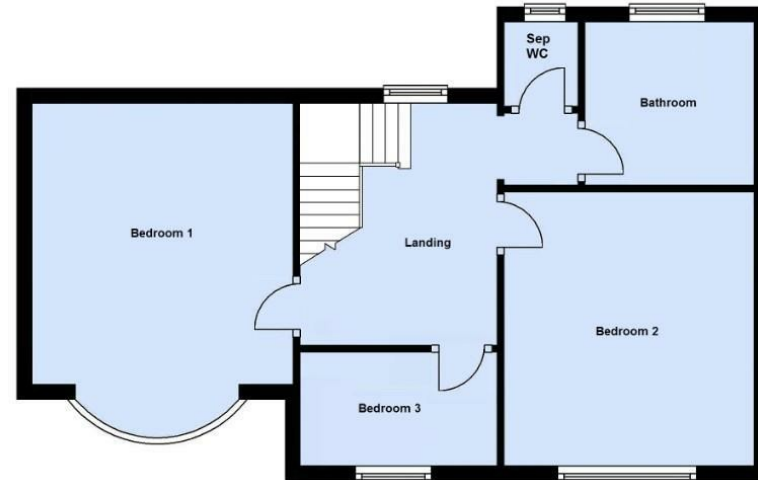
Outside

Mature Gardens to front and rear, enclosed rear garden with lawn, paved patio, gated access to side providing off road parking

Ground Floor



First Floor



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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