



HUNTERS[®]
HERE TO GET *you* THERE

Church Street, Blackpool | Price £200,000
Call us today on 01253 362640



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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 SEMI DETACHED PROPERTY ARRANGED AS TWO FANTASTIC FLATS IN A VERY CONVENIENT LOCATION WITH NO ONWARD CHAIN**** Immaculate Semi Detached Property arranged as Two Amazing Flats; Ground Floor Flat comprising Entrance Hallway, Open Plan Lounge/Dining/Kitchen, Two Double Bedrooms & a Stylish 4 Piece Bathroom. The First Floor Flat also comprises Entrance Hallway, Landing, Open Plan Lounge/Dining/Kitchen, Two Double Bedrooms & a Stylish 4 Piece Bathroom, Off Road Parking for Several Vehicles, No Onward Chain Involved

Entrance Hallway

Entrance for both Flats, Composite entrance door, Key Boxes, stairs to first floor

GROUND FLOOR FLAT (Lanira)

Hallway

Wooden laminate flooring, electric heater

Lounge/Dining/Kitchen

18'4 x 12'10

Open Plan Living. Dining, Kitchen space with double glazed windows to front & side, wooden laminate flooring, feature lighting strips, built in seating, media wall with space for tv & electric fire, KITCHEN; Fitted base and wall units with ultra thin worktops & matching upstands, undermounted sink, mixer taps, integrated dishwasher, electric oven, ceramic hob with extractor hood over, built in microwave

Bedroom 1

12'9 x 11'5

Double glazed window to side, electric heater, wooden laminate flooring

Bedroom 2

11'3 x 11'6

Double glazed window to side, electric heater, wooden laminate flooring

Bathroom

7'3 x 7'8

Fitted with a stylish 4 piece suite comprising low level wc, panelled bath, shower enclosure, vanity wash hand basin with storage under, tiled walls, tiled floor, double glazed window to rear

Landing

Double glazed window to side

FIRST FLOOR FLAT (Amaya)

Lounge/ Dining/Kitchen

18'4 x 12'10

Open Plan Living. Dining, Kitchen space with double glazed windows to front & side, wooden laminate flooring, feature lighting strips, built in seating, media wall with space for tv & electric fire, KITCHEN; Fitted base and wall units with ultra thin worktops & matching upstands, undermounted sink, mixer taps, integrated dishwasher, electric oven, ceramic hob with extractor hood over, built in microwave

Bedroom 1

12'9 x 11'5

Double glazed window to side, electric heater, wooden laminate flooring

Bedroom 2

11'3 x 11'6

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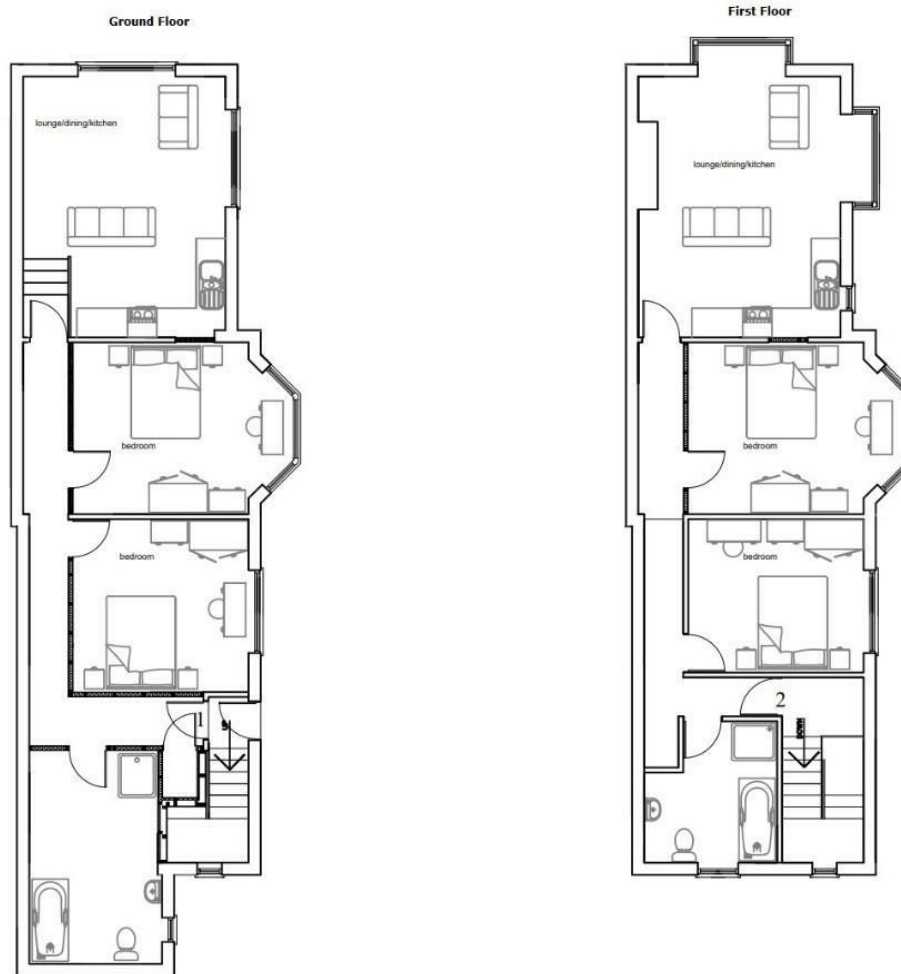
Bathroom

7'3 x 7'8

Fitted with a stylish 4 piece suite comprising low level wc, panelled bath, shower enclosure, vanity wash hand basin with storage under, tiled walls, tiled floor

Outside

Off road parking to front & side for several vehicles



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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