



**HUNTERS**<sup>®</sup>

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Rona Avenue, Blackpool | Fixed Asking Price £270,000  
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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 DETACHED HOUSE IN THE CORNER OF A QUIET CUL-DE-SAC\*\* Well Presented Detached House in a Great Location comprising Entrance Hallway, Lounge/Dining Room, Conservatory, Kitchen, Downstairs WC, Landing, 3 Bedrooms with En-suite Shower Room to Master Bedroom, 3 Piece Bathroom, Enclosed Rear Garden, Off Road Parking for Several Vehicles, Garage, Council Tax Band D**

**Entrance Hallway**

Composite entrance door, radiator, decorative cornice style ceiling, stairs to first floor landing

**Downstairs WC**

Low level wc, wash hand basin, heated towel rail, double glazed window to front, tiled walls

**Lounge & Dining Room**

28'10 x 11'8

Double glazed walk in bay window to front, radiator, gas fire set in feature surround, double glazed double doors to rear

**Conservatory**

11';3 x 10'1

Constructed with half height walls, double glazed windows and lightweight roof, double glazed double doors to rear, radiator

**Kitchen**

10'1 x 18'0

Fitted with a matching range of base and wall units with square edge worktops, 1 % 1/2 bowl sink with mixer taps & tiled splashbacks, integrated fridge freezer, integrated dishwasher, eye level oven with built in microwave over, double glazed windows to rear, double glazed door to garden

**Landing**

Double glazed window to side, airing cupboard

**Bedroom 1**

12'7 x 11'8

Double glazed window to front, radiator

**En-suite Shower Room**

4'2 x 8'6

Fitted with a 3 piece suite comprising low level wc, shower enclosure, pedestal wash hand basin, tiled walls, double glazed window to side, tiled floor

**Bedroom 2**

11'9 x 11'6

Double glazed window to rear, radiator

**Bedroom 3**

8'2 x 10'3

Double glazed window to rear, radiator

**Bathroom**

8'0 x 5'10

Fitted with a 3 piece suite comprising low level wc, shower enclosure, pedestal wash hand basin, tiled walls, double glazed window to rear, tiled floor

**Outside**

Enclosed rear garden, paved patio, lawn with well stocked borders

**Garage**

Up & over garage door to front, power & light connected, rear access door, plumbing for washing machine, vent for dryer, wall mounted gas combination boiler, loft storage area



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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