



**HUNTERS<sup>®</sup>**  
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Bryan Road, Blackpool, FY3 9BG | Price £120,000  
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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.

**\*\*MID TERRACED HOUSE ARRANGED AS TWO FLATS, IN A GREAT AREA WITH NO ONWARD CHAIN\*\* Tenanted Mid Terraced House arranged as Two Flats; Ground Floor Flat comprising; Lounge, Kitchen, Bedroom, Bathroom, Enclosed Rear Garden. First Floor Flat comprises Landing, Lounge, Kitchen, 2 Bedrooms, Bathroom, No Onward Chain Involved, Both Flats are on a Council Tax Band A**

Entrance Vestibule & Hallway Communal Entrance to both flats, wooden front door	stainless steel sink with mixer taps, gas point for cooker, space for fridge freezer, window to rear
FLAT 1 (GROUND FLOOR)	Bedroom 1 10'11 x 11'11 Window to rear, picture rail, chimney breast
Lounge 11'6 x 15'6 Double glazed walk in bay window to front, decorative cornice style ceiling	Bedroom 2 9'10 x 5'0 Window to front
Kitchen 10'0 x 11'10 Fitted with a matching range of base and wall units with round edge worktops, 1 & 1/2 bowl stainless steel sink with mixer taps & tiled splashbacks, gas point for cooker, space for fridge freezer, window to rear	Bathroom 7'4 x 7'7 Fitted with a 3 piece suite comprising panelled bath, pedestal wash hand basin with storage under, low level wc, tiled walls
Bedroom 10'7 x 14'10 window to rear, decorative cornice style ceiling	
Bathroom 5'5 x 7'3 Fitted with a 3 piece suite comprising panelled bath, pedestal wash hand basin with storage under, low level wc, tiled walls	
Outside Enclosed South facing rear garden	
FLAT 2 (FIRST FLOOR)	
Lounge 10'7 x 12'10 Double glazed window to front, decorative cornice style ceiling, picture rail	
Kitchen 11'10 x 10'0 Fitted base units with round edge worktops, 1 & 1/2 bowl	

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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