



**HUNTERS**<sup>®</sup>

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Clifton Avenue, Blackpool | Price £147,500  
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.

**\*\*WELL PRESENTED SEMI DETACHED TRUE BUNGALOW IN A CONVENIENT LOCATION\*\* Well Presented Semi Detached Bungalow in a Convenient Location comprising Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Two Bedrooms, Stylish Shower Room, Enclosed West Facing Rear Garden, Off Road Parking for Several Vehicles, Garage, Council Tax Band B**

**Entrance Vestibule**

Composite entrance door

**Hallway**

Decorative cornice style ceiling

**Lounge**

12'11 x 11'4

Double glazed window to front, radiator, gas fire set in feature surround, decorative cornice style ceiling

**Kitchen**

12'8 x 8'10

Fitted with a matching range of base and wall units with round edge worktops, single bowl sink with mixer taps & tiled splashbacks, plumbing for washing machine, space for dryer, gas point for cooker, space for fridge freezer, double glazed door to side, radiator, double glazed window to rear

**Bedroom 1**

10'3 x 8'11

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

**Bedroom 2**

11'0 x 7'11

Double glazed double doors to rear, radiator

**Bathroom**

4'7 x 7'3

Fitted stylish bathroom comprising walk in shower with glass screen, pedestal wash hand basin, low level wc, cladding to walls, heated towel rail

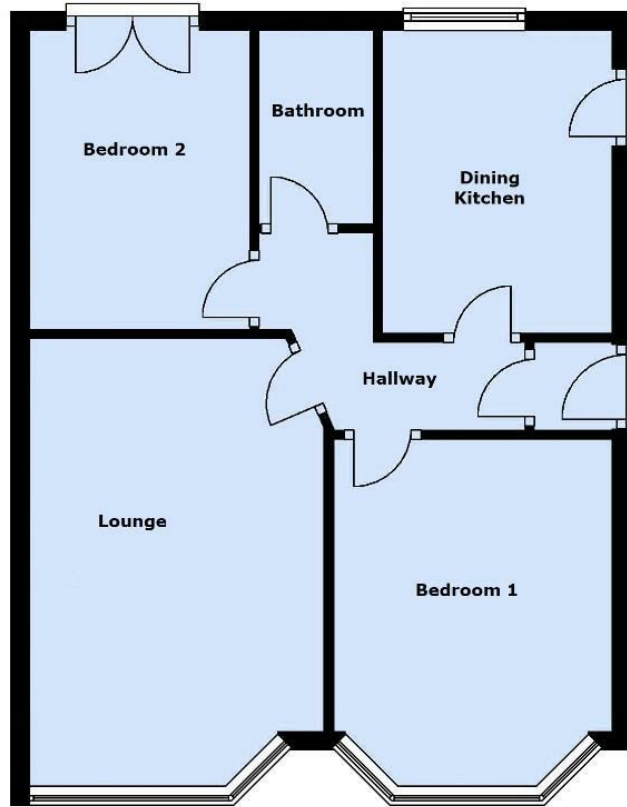
**Outside**

Enclosed West facing rear garden, off road Parking for several vehicles leading to a garage at the rear

**Garage**

Up & over electric opening garage door to front, window to side, power & light connected

Ground 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.

25-27 Highfield Road, Blackpool, FY4 2JD | 01253 362640  
| [blackpool@hunters.com](mailto:blackpool@hunters.com)

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