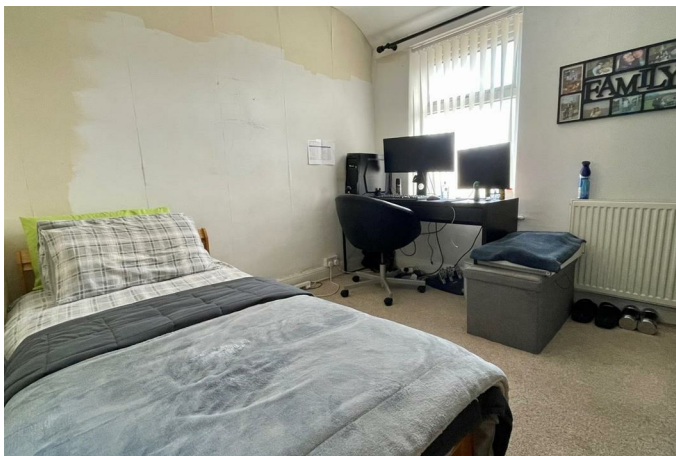




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HERE TO GET *you* THERE

Chislehurst Avenue, South Shore, Blackpool | By Auction £80,000  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>87</b>
		<b>66</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>
		<b>62</b>

### 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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).  
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### Entrance Hallway

Double glazed entrance door, stairs to first floor landing

#### Lounge

12'7 x 13'11

Double glazed walk in bay window to front, radiator, decorative cornice style ceiling, wood burning stove set in to chimney breast

#### Dining Room

12'0 x 15'5

Two double glazed window to rear radiator, open fire set in to chimney breast, under stairs storage cupboard, open plan to kitchen

#### Kitchen

5'3 x 11'9

Fitted base and wall units with round edge worktops, built under electric oven, gas hob, stainless steel sink with mixer taps and tiled splashbacks, plumbing for washing machine, space for fridge freezer, double glazed window to rear, double glazed door to garden, tiled floor, wall mounted gas combination boiler

#### Landing

#### Bedroom 1

12'0 x 15'7

Double glazed window to front, radiator, chimney breast

#### Bedroom 2

9'3 x 9'10

Double glazed window to rear, radiator

#### Shower Room

11'11 x 5'3

Wet room style Shower Room fitted with a 3 piece suite comprising low level wc, shower, pedestal wash hand basin, cladding to walls, double glazed window to rear

#### Outside

Enclosed gardens to Front & Rear, lawn, paved patio, panelled fencing

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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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| [blackpool@hunters.com](mailto:blackpool@hunters.com)

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