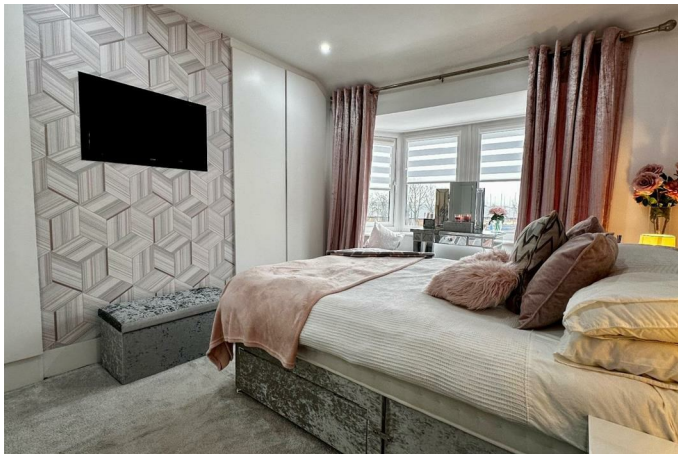




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Blackpool Road, Poulton-Le-Fylde | £210,000  
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### Thinking of Selling?

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 SEMI DETACHED HOUSE IN A GREAT LOCATION\*\* Immaculate Semi Detached House in a Great Location comprising Entrance Hallway, Dining Room, Open Plan Living Dining Kitchen Space, Landing, 3 Bedrooms, Stylish Bathroom, Enclosed West facing Rear Garden, Off Road Parking for Several Vehicles, Council Tax Band C**

**Entrance Hallway**

Composite entrance door with matching side panels, radiator, stairs to first floor landing

**Dining Room**

13'10 x 11'5

Double glazed walk in bay window to front, wooden laminate flooring, decorative cornice style ceiling, radiator

**Lounge**

13'5 x 11'4

Double glazed double doors to rear with matching side panels, wooden laminate flooring, decorative cornice style ceiling, radiator, wood burning stove set in to chimney breast, open plan to Kitchen

**Kitchen**

18'3 x 5'11

Fitted with a matching range of base and wall units with square edge worktops & matching upstands, electric oven, ceramic hob with extractor hood over, single sink with mixer taps, integrated fridge freezer, integrated, double glazed windows to side and rear, radiator, wooden laminate flooring

**Landing**

Loft access, double glazed window to side

**Bedroom 1**

13'3 x 11'1

Double glazed walk in bay window to front, radiator, fitted wardrobes, chimney breast

**Bedroom 2**

13'5 x 10'6

Double glazed walk in bay window to rear, radiator, chimney breast

**Bedroom 3**

6'6 x 6'5

Double glazed window to front, radiator

**Bathroom**

7'3 x 6'8

Fitted with a stylish 3 piece suite comprising panelled bath, low level wc, vanity wash hand basin with storage under, tiled walls, double glazed window to rear, tiled floor, heated towel rail

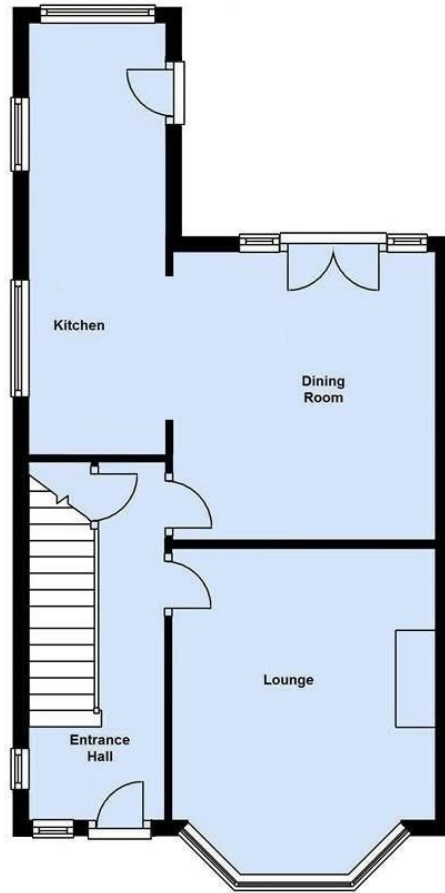
**Outside**

Off road parking to the front & side for several vehicles, Enclosed West facing rear garden, paved patio with well stocked borders, steps up to artificial grass area, panelled fencing, gated access

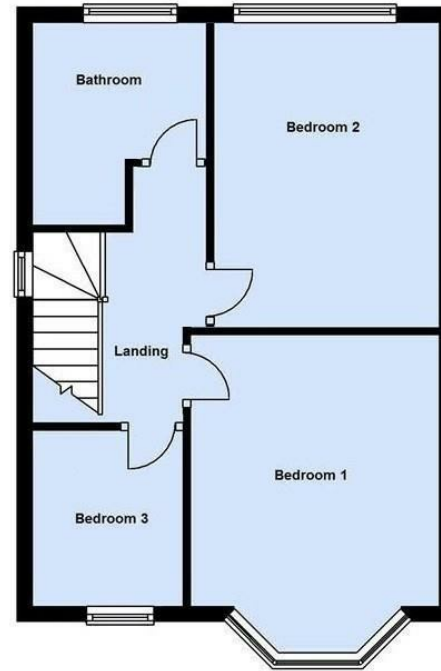
**Garage**

Sectional garage, windows to side, garage door to front, power & light connected

Ground Floor



First 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.

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