



**HUNTERS**<sup>®</sup>

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West Drive, Thornton Cleveleys | Price £166,500  
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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.

**\*\*WELL PRESENTED SEMI DETACHED HOUSE WITH 3 BEDROOMS, SOUTH FACING GARDEN & NO CHAIN\*\* Well Presented Semi Detached House comprising Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, Landing, 3 Bedrooms, 2 Piece Bathroom, Sep WC, Enclosed South Facing Rear Garden, Off Road Parking, No Onward Chain Involved, Council Tax Band B**

**Entrance Porch**

Double glazed double doors, tiled floor

**Hallway**

Double glazed entrance door to front, wooden flooring, stairs to first floor landing, radiator

**Lounge**

11'5 x 12'3

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

**Dining Room**

10'11 x 12'8

Double glazed sliding doors to rear, fire set in to chimney breast, radiator

**Conservatory**

8'3 x 8'7

Constructed with half height walls, double glazed windows, double glazed roof, wooden laminate flooring, radiator, double glazed door to rear

**Kitchen**

5'9 x 14'11

Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, space for cooker with extractor hood over, space for fridge freezer, double glazed double door to rear, double glazed windows to side and rear, radiator

**Landing**

Double glazed window to side

**Bedroom 1**

11'4 x 12'5

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

**Bedroom 2**

9'8 x 12'8

Double glazed window to rear, radiator, fitted wardrobes

**Bedroom 3**

7'0 x 6'8

Double glazed window to front, radiator, wall mounted gas combination boiler

**Bathroom**

5'4 x 6'11

Fitted to piece suite comprising shower enclosure, vanity wash hand basin, cladding to walls, double glazed windows to front

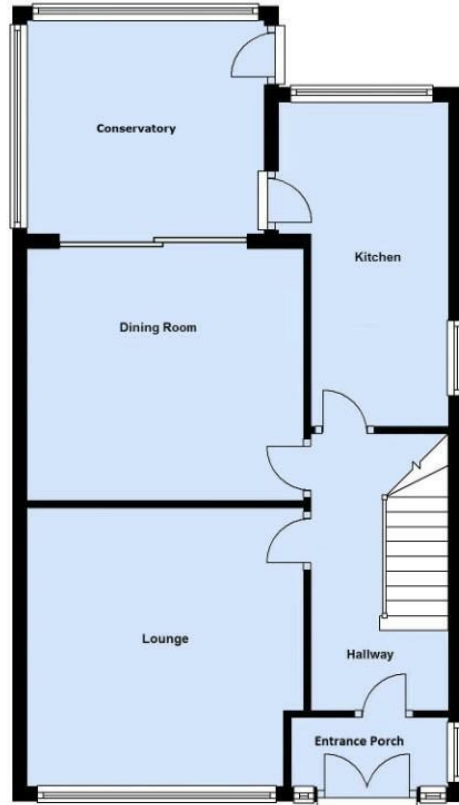
**Separate WC**

Low level wc, double glazed window to side, tiled walls

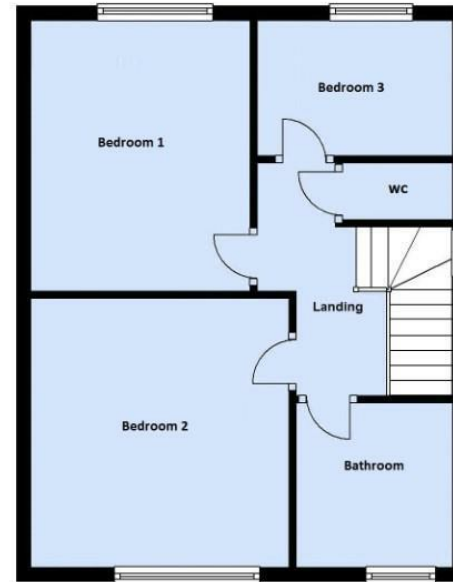
**Outside**

Off Road parking to the front for several vehicles, Enclosed South facing rear garden, paved patio, artificial lawn with well stocked borders

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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