



**HUNTERS**<sup>®</sup>

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Sandhills Avenue, Blackpool | Price £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 WITH A SOUTH FACING GARDEN\*\* Immaculate Semi Detached House in a Great Location comprising Entrance Hallway, Lounge, Fantastic Open Plan Dining Kitchen Space, Utility Room, Landing, 3 Bedrooms, Stylish Bathroom, Enclosed South facing Rear Garden, Off Road Parking for Several Vehicles, Garage/Storage Area, Council Tax Band C**

**Entrance Hallway**

Composite entrance door, radiator, stairs to first floor landing

**Downstairs WC**

Low level wc, wash hand basin

**Lounge**

10'3 x 13'8

Double glazed walk in bay window to front, wooden laminate flooring, radiator, wood burning stove set in feature surround, decorative cornice style ceiling

**Dining Kitchen**

11'6 x 23'1

Fitted with a matching range of base and wall units with solid worktops & matching upstands, belfast sink with mixer taps, range cooker with extractor hood over, integrated dishwasher, fridge freezer, double glazed double doors to rear, radiator, double glazed window to rear, double glazed window to rear

**Utility Room**

4'0 x 5'10

Plumbing for washing machine, space for dryer, wall mounted gas combination boiler

**Landing**

Double glazed window to side, loft access

**Bedroom 1**

13'5 x 9'9

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

**Bedroom 2**

11'7 x 9'10

Double glazed window to rear, radiator, fitted cupboard, chimney breast

**Bedroom 3**

5'11 x 6'4

Double glazed window to front, radiator

**Bathroom**

8'3 x 5'9

Fitted with a stylish 3 piece suite comprising walk in shower with glass screen, pedestal wash hand basin, low level wc, tiled walls, tiled floor, double glazed window to side, radiator

**Outside**

Off road parking to the front for several vehicles, Enclosed South Facing Rear Garden, paved patio, artificial lawn, panelled fencing, shed

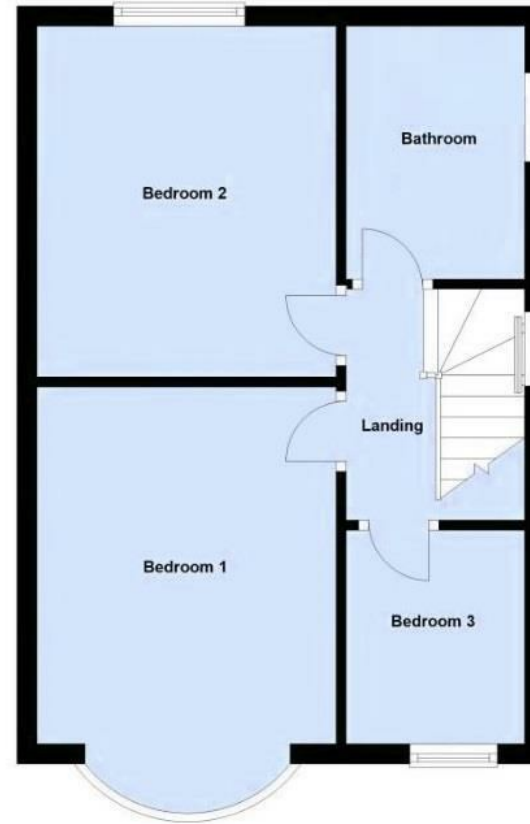
**Garage/Storage Area**

Double doors to front, built in storage, rear privacy door

**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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