



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Saville Road, Blackpool | Price £87,500  
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.

**\*\*SEMI DETACHED HOUSE REQUIRING RENOVATION WITH NO ONWARD CHAIN\*\* Semi Detached House comprising Entrance Hallway, Lounge, Dining Room. Kitchen, 3 Bedrooms, Bathroom, Enclosed Rear Garden, No Onward Chain, Council Tax Band B**

Entrance Vestibule  
wooden door, tiled floor

Hallway  
Stairs to first floor landing, cloakroom with window to front, decorative cornice style ceiling

Lounge  
11'9 x 16'0  
Walk in bay window to front, decorative cornice style ceiling, electric fire set in to feature surround, radiator

Dining Room  
11'9 x 15'11  
Window to rear, decorative cornice style ceiling, electric fire set in to feature surround, radiator

Breakfast Room  
6'5 x 10'1  
Window to side, wooden laminate flooring

Kitchen  
6'5 x 13'8  
Fitted base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, space for gas cooker, space for fridge freezer, door to side, window to rear. tiled floor

Landing  
Window to side, loft access

Bedroom 1  
11'5 x 12'10  
Window to front, chimney breast, radiator

Bedroom 2  
11'10 x 13'10  
Window to rear, chimney breast, radiator

Bedroom 3  
6'11 x 9'6  
Window to front, radiator

Bathroom  
6'5 x 10'0  
Fitted with a 3 piece bathroom suite comprising panelled bath, pedestal wash hand basin, low level wc, tiled walls, window to rear, airing cupboard

Outside  
Enclosed rear garden

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)

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE