



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

Sandon Place, Blackpool | Price £300,000  
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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 FOUR DOUBLE BEDROOMS\*\* Immaculate Semi Detached House in a Convenient Location comprising Entrance Porch, Hallway, Lounge, Dining Room, Dining Kitchen, Utility/WC, Landing, On the First Floor there are 3 Double Bedrooms, Bathroom & an Office with Access to Loft Room/Bedroom 4, Mature Gardens to Front, Side & Rear, Off Road Parking for Several Vehicles, Garage & Workshop, Council Tax Band C**

Entrance Porch  
Entrance door, tiled floor

Hallway  
Stairs to first floor landing, radiator, double glazed windows to side and rear, decorative cornice style ceiling

Lounge  
12'7 x 11'4  
Double glazed walk in bay window to side, radiator, electric fire set in feature surround, decorative cornice style ceiling

Dining Room  
12'10 x 16'9  
Double glazed walk in bay window to front, feature fireplace & surround, decorative cornice style ceiling

Dining Kitchen  
8'3 x 18'5  
Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, electric oven, induction hob with extractor hood over, space for American fridge freezer, double glazed door to rear garden, radiator, double glazed windows to side & rear

Utility Room/WC  
4'10 x 5'11  
Plumbing for washing machine, space for dryer, radiator, tiled walls, tiled floor, low level wc

Landing  
Air vent

Bedroom 1  
15'11 x 12'9  
Double glazed walk in bay window to front, radiator, fitted wardrobes, decorative cornice style ceiling

Bedroom 2  
10'9 x 13'4  
Double glazed walk in bay window to side, radiator, decorative cornice style ceiling

Bedroom 3  
8'8 x 8'9  
Double glazed window to front, radiator, decorative cornice style ceiling

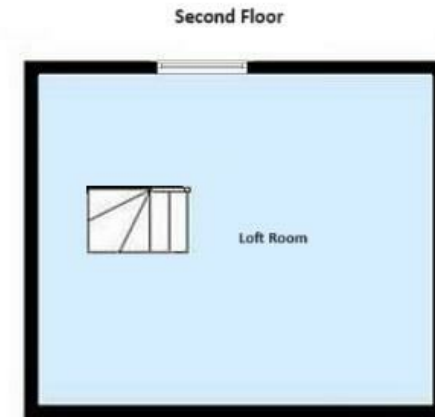
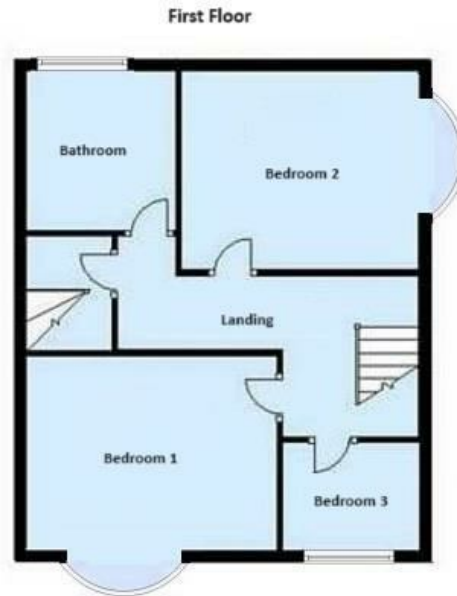
Bathroom  
8'1 x 7'0  
Fitted stylish 4 piece bathroom comprising walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, freestanding bath, tiled walls, double glazed window to rear, heated towel rail

Office/Access to Loft Room  
6'9 x 5'7  
Fitted cupboards & desk, staircase to Loft Room

Loft Room/Bedroom 4  
12'6 x 12'8  
Velux window to rear, concealed gas combination boiler, access to eaves storage space

Outside  
Enclosed mature gardens to front, side & rear, lawn with well stocked borders, patio, off road parking to the rear for several vehicles leading to garage

Garage/Workshop  
9'1 x 17'6  
Brick built garage & workshop with power & light connected, side privacy door



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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