



**HUNTERS**<sup>®</sup>

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Regent Road, Blackpool, Lancashire, FY1 4NB | Price £169,950  
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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.

**\*\*MID TERRACED HOUSE WITH 4 DOUBLE BEDROOMS, CURRENTLY RENTED AS A HOUSE SHARE WITH NO ONWARD CHAIN\*\* Mid Terraced House comprising Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Utility Room, Downstairs Shower Room, Downstairs Bedroom, On the First Floor there are 3 Further Double Bedrooms & a Stylish Bathroom, Enclosed Rear Yard, No Onward Chain Involved, Currently Rented as a House Share with an Excellent Return on Investment of 15%, Council Tax Band B**

**Entrance Vestibule**

Composite entrance door, decorative cornice style ceiling, tiled floor

**Hallway**

Decorative cornice style ceiling, radiator

**Room 1**

15'1" x 12'10"

Double glazed walk in bay window to front, radiator, kitchen units

**Lounge**

8'0" x 16'2"

Double glazed window to rear, radiator, wood laminate flooring

**Dining Kitchen**

9'2" x 11'2"

Double glazed window to side, gas combination boiler, radiator, Fitted base & wall units, cooker space, stainless steel sink, mixer tap & tiled splashbacks

**Utility Room**

14'1" x 9'6"

Double glazed window to side, sink

**Shower Room**

5'3" x 3'5"

Fitted with a 3 piece suite comprising low level wc, shower enclosure, wash hand basin

**Landing**

**Room 2**

9'5" x 13'1"

Double glazed window to rear, radiator

**Room 3**

16'2" x 11'10"

Double glazed window to rear, radiator

**Room 4**

9'11" x 19'1"

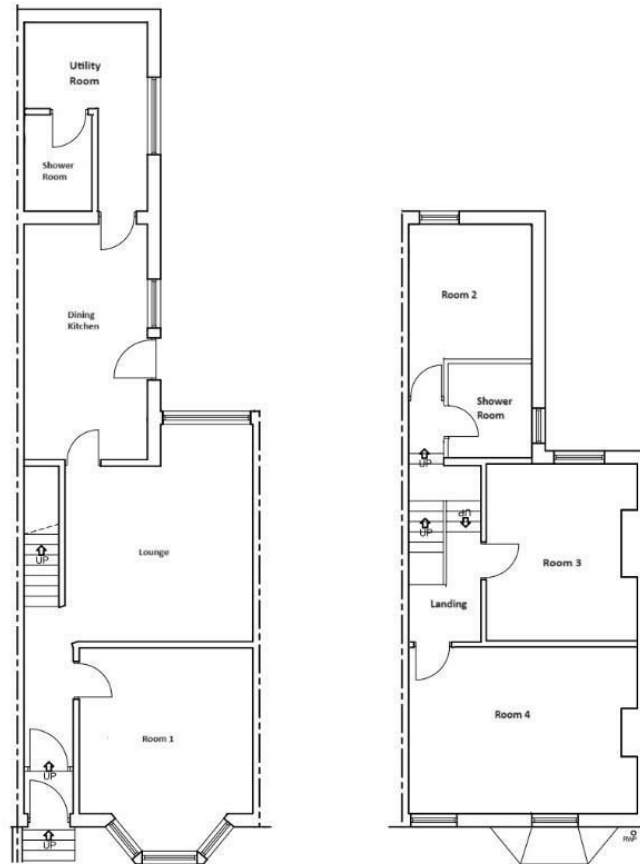
Two double glazed windows to front, radiator

**Bathroom**

Fitted with a 3 piece suite comprising low level wc, panelled bath with shower over, pedestal wash hand basin, radiator, tiled walls, double glazed window to side

**Outside**

Enclosed rear yard



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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