



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

Midgeland Road, Blackpool | Price £475,000  
Call us today on 01253 362640





Score	Energy rating	Current	Potential
92+	A	113 A	128 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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 DETACHED BUNGALOW WITH SEPARATE DETACHED ANNEXE/GRANNY FLAT\*\* Immaculate Detached Bungalow comprising Entrance Vestibule, Hallway, Separate WC, Fantastic Open Plan Living Dining Kitchen Space, Utility Room, 3 Double Bedrooms with Ensuite Shower Room to Master, Stylish 4 Piece Bathroom, Annexe/Granny Flat with Solar Panels (comprising Open Plan Living Area & Kitchen, Bedroom (4) Shower Room), Enclosed West Facing Rear Garden, Off Road Parking for Several Vehicles, Garage, Workshop, Council Tax Band E**

Entrance Vestibule  
Double glazed entrance door

Hallway  
Wooden flooring, double glazed window to front, cloakroom, built in storage cupboard, airing cupboard, radiator

Separate WC  
Low level wc, tiled floor, double glazed window to front, wash hand basin

Open Plan Lounge & Dining Area  
12'11" x 30'9"  
Open plan Living & Dining Area, double glazed window to front, radiator, wood burning stove set in to feature fireplace, wooden flooring, double glazed double doors to rear, vaulted ceiling with velux windows to rear

Kitchen  
13'7" x 12'4"  
Open plan kitchen from the Lounge/Dining Area with a vaulted ceiling with velux windows to rear, Fitted with a stylish range of base and wall units with round edge worktops & matching upstands, eye level electric double oven, gas hob with extractor hood over, 1 & 1/2 bowl stainless steel sink with mixer taps, space for fridge freezer, plumbing for dishwasher, tiled floor, double glazed window to rear, double glazed door to garden, upright radiator

Utility Room  
6'2" x 8'9"  
Fitted base units with round edge worktops, stainless steel sink with mixer taps, wall mounted gas combination boiler, double glazed window to rear, double glazed door to garden

Bedroom 1  
12'5" x 15'6"  
Double glazed double doors to rear, radiator, double glazed window to side, vaulted ceiling

En-suite Shower Room  
4'9" x 6'10"  
Fitted with a 3 piece suite comprising lo level wc, walk in shower, wash hand basin, tiled walls, heated towel rail, tiled floor, double glazed window to side

Bedroom 2  
11'2" x 11'10"  
Double glazed window to front, radiator, fitted wardrobes

Bedroom 3  
12'4" x 12'0"  
Double glazed window to front, radiator, fitted wardrobes

Bathroom  
6'9" x 8'10"  
Fitted 4 piece stylish bathroom comprising walk in shower with glass screen, panelled bath, vanity wash hand basin with storage under, low level wc, tiled walls, tiled floor, double glazed window to side

Outside  
71' x 88'  
Block paved drive in & out off road parking area to the front & side for several vehicles, Enclosed West facing rear garden with paved patio, lawn and a variety of plants and shrubs

ANNEXE/GRANNY FLAT  
Detached Annexe with solar panels to rear

Lounge/Dining/Kitchen  
18'6" x 9'3"  
Double glazed entrance door, double glazed window to rear, wooden laminate flooring, electric heater, Kitchen area with fitted base and wall units, electric oven, 2 burner ceramic hob, stainless steel sink with mixer taps, space for fridge/freezer, plumbing for washing machine, tiled floor

Bedroom  
11'7" x 9'1"  
Wooden laminate flooring, double glazed window to front, electric heater

Ensuite Shower Room  
6'5" x 6'9"  
Fitted stylish shower room comprising walk in shower with glass screen, wash hand basin, low level wc, tiled walls, tiled floor, double glazed window to rear, loft access

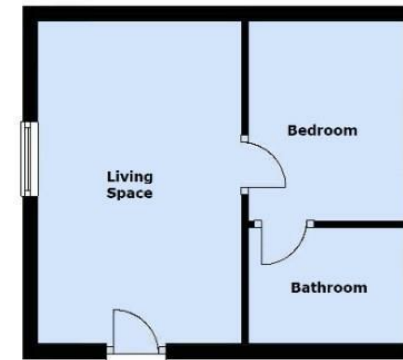
Garage  
17'8" x 15'1"  
Electric roller shutter door, power & light connected, double glazed windows to side & rear, side privacy door

Workshop  
29'2" x 11'1"  
Two double glazed windows to side, Two doors to side, power & light connected

Ground Floor



Annexe



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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