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Preston New Road, Blackpool | Price £270,000  
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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 WITH FANTASTIC SOUTH FACING REAR GARDEN, PLENTY OF OFF ROAD PARKING & A DOUBLE GARAGE/WORKSHOP\*\*** Immaculate Extended Semi Detached House in a Convenient Location comprising Entrance Porch, Hallway, Lounge, Dining Room, Dining Kitchen, Utility Room/WC, Landing, 3 Bedrooms, Stylish 3 Piece Bathroom, Enclosed South Facing Rear Garden, Off Road Parking for several vehicles, Double Garage/Workshop, Council Tax Band C

Entrance Porch  
Tiled floor

Hallway  
Double glazed door with matching windows to front, wooden flooring, stairs to first floor landing, radiator, decorative cornice style ceiling, dado rail

Lounge  
13'1 x 14'3  
Triple glazed walk in bay window to front, radiator, gas fire set in feature surround, decorative cornice style ceiling

Dining Room  
13'1 x 11'10  
Wooden flooring, radiator, gas fire set in feature surround, decorative cornice style ceiling, sliding doors to lounge, open plan to kitchen

Dining Kitchen  
9'9 x 18'10  
Extended Dining Kitchen space with a matching range of base and wall units, round edge worktops, stainless steel sink with mixer taps and tiled splashbacks, electric oven, gas hob with extractor hood over, tiled floor

Utility Room/WC  
9'2 x 6'7  
Low level wc, plumbing for washing machine, space for dryer, double glazed window to side, wall mounted gas combination boiler, tiled floor

Landing  
Double glazed window to side

Bedroom 1  
13'2 x 12'0  
Triple glazed window to front, radiator, picture rail, decorative cornice style ceiling

Bedroom 2  
13'2 x 12'0  
Double glazed window to rear, radiator, fitted wardrobes, decorative cornice style ceiling

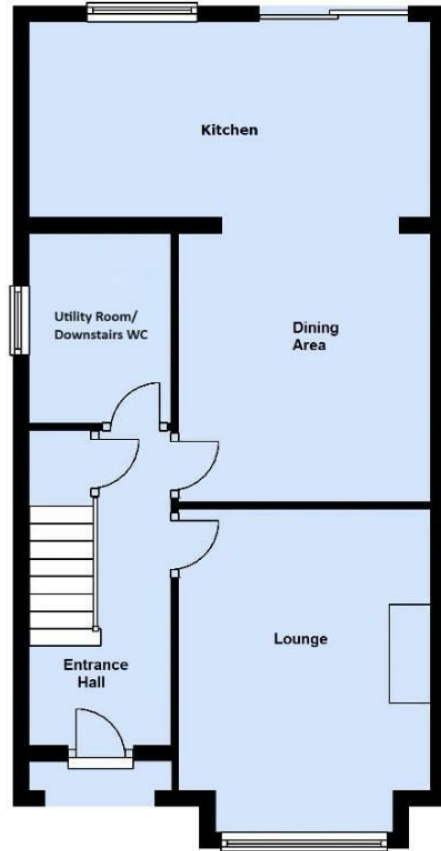
Bedroom 3  
7'6 x 6'6  
Triple glazed window to front, radiator

Bathroom  
6'11 x 6'7  
Fitted with a 3 piece suite comprising low level wc, panelled bath with shower over, wash hand basin, tiled floor, tiled walls, double glazed window to rear

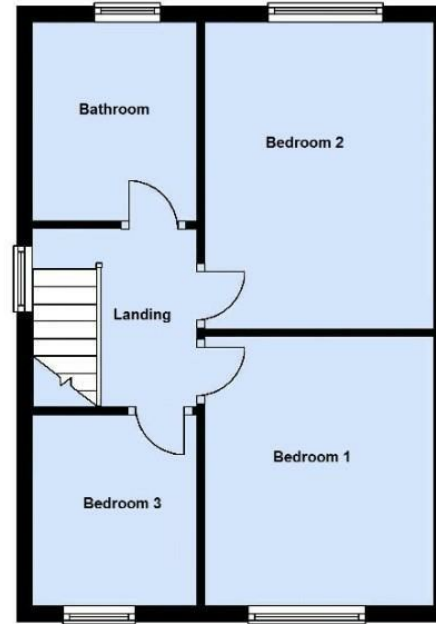
Outside  
Off road parking to the front & side for several vehicles leading to garage at the rear, South facing enclosed rear garden, Indian paved patio with outdoor seating area, pebbled driveway and garden area with well stocked mature borders, two sheds to the rear with power & light connected

Double Garage  
26'0 x 20'0  
Up & over garage door to front, power & light connected, built in shelving & storage

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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