



**HUNTERS®**  
HERE TO GET *you* THERE

Rossendale Avenue North, Thornton Cleveleys, FY5 4NS | Price £130,000  
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.

**\*\*WELL PRESENTED SEMI DETACHED HOUSE IN A POPULAR RESIDENTIAL LOCATION, NO ONWARD CHAIN WITH TENANT CURRENTLY IN SITU\*\* Semi Detached House in a Convenient Location comprising Entrance Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Enclosed Rear Garden, Off Road Parking to Front, No Onward Chain Involved, Tenant in Situ, Council Tax Band B**

**ENTRANCE HALL**

Double glazed entrance door, stairs to first floor landing, dado rail, wooden laminate flooring

**LOUNGE**

14'0" x 11'3"

Double glazed walk in bay window to front, radiator, electric fire set in feature surround, decorative cornice style ceiling

**DINING ROOM**

11'2 x 13'2

Double glazed walk in bay window to rear, dado rail, decorative cornice style ceiling, wooden laminate flooring

**KITCHEN**

13'9" x 6'9"

Fitted base and wall units, stainless steel sink with mixer taps and tiled splashbacks, electric oven, gas hob with extractor hood over, plumbing for washing machine, space for fridge, double glazed window to rear, double glazed door to rear garden

**LANDING**

**BEDROOM 1**

11'6" x 11'0"

Double glazed window to front, radiator, chimney breast

**BEDROOM 2**

11'3" x 9'6"

Double glazed window to front, radiator, picture rail, chimney breast, built in cupboard

**BEDROOM 3**

5'5" x 7'0"

Double glazed window to front, radiator, currently used as a craft room

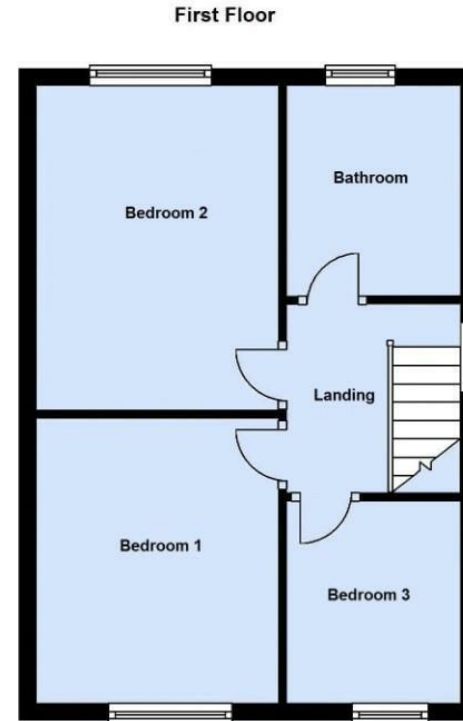
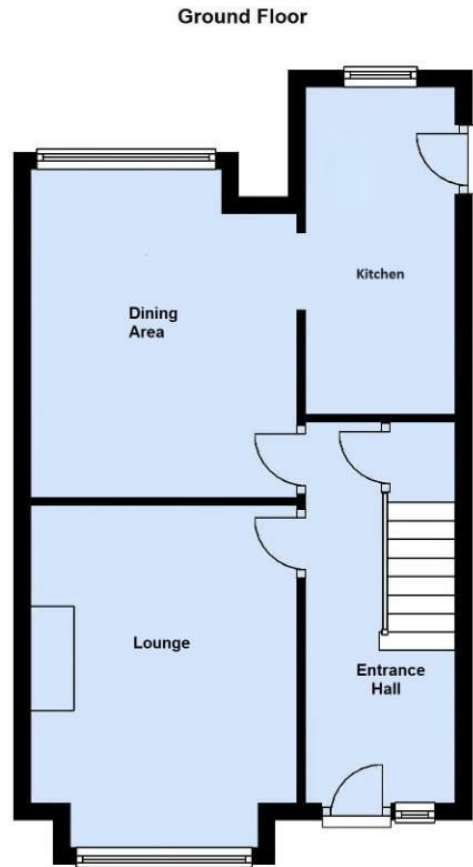
**BATHROOM**

7'0" x 5'5"

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

**OUTSIDE**

Enclosed mature rear garden, paved patio, decking, variety of plants & shrubs, Off road parking to the front for several vehicles



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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