



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Warley Road, Blackpool | Price £80,000  
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.

**\*\*SEMI DETACHED HOUSE REQUIRING RENOVATION WITH NO ONWARD CHAIN\*\* Semi Detached House comprising Entrance Hallway, Lounge, Kitchen, Downstairs Bathroom, 3 Bedrooms, Enclosed Rear Garden, No Onward Chain, Council Tax Band B**

**Entrance Hallway**

Composite entrance door, stairs to first floor landing

**Lounge**

11'1 x 11'6

Double glazed window to front, radiator, gas fire set in features surround, picture rail

**Kitchen**

9'4 x 9'9

Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, gas cooker with extractor hood over, space for fridge freezer, double glazed window to rear, radiator, double glazed door to rear

**Downstairs Bathroom**

4'5 x 9'9

Fitted bathroom comprising panelled bath, pedestal wash hand basin, low level wc, tiled walls, tiled floor, double glazed window to rear

**Utility**

Plumbing for washing machine, double glazed windows to side and rear, double glazed door to garden, polycarbonate roof

**Landing**

Double glazed window to side

**Bedroom 1**

11'3 x 16'9

Double glazed window to front, radiator, original fireplace

**Bedroom 2**

6'3 x 10'7

Double glazed window to rear, radiator, dado rail

**Bedroom 3**

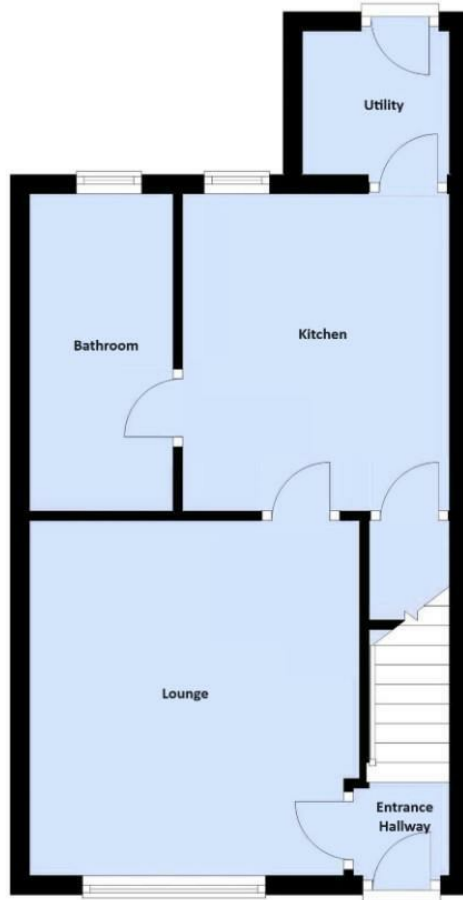
7'8 x 7'8

Double glazed window to rear, radiator

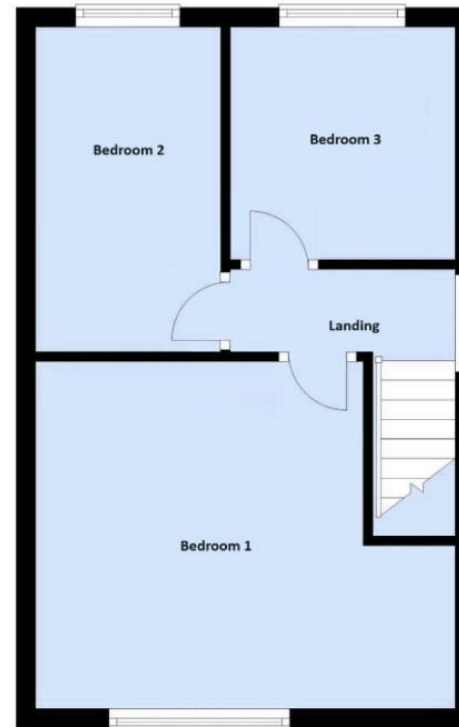
**Outside**

Enclosed rear garden, lawn and a variety of trees, timber shed, gated access

## 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.

25-27 Highfield Road, Blackpool, FY4 2JD | 01253 362640  
| blackpool@hunters.com

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