



**HUNTERS**<sup>®</sup>  
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St Martins Court, Clifton Drive, Blackpool | Price £125,000  
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.

**\*\*IMMACULATE GROUND FLOOR FLAT WITH TWO DOUBLE BEDROOMS & GARAGE TO REAR\*\* Immaculate Ground Floor Flat comprising Entrance Porch, Open Plan Lounge/Dining Area & Kitchen with Balcony to the Front, Two Double Bedrooms & a Stylish 3 Piece Bathroom, Communal Gardens to the Rear, Garage, No Onward Chain Involved, Council Tax Band B**

Entrance Porch  
Composite Entrance door

Lounge/Dining Area  
17'4 x 17'11  
Wooden flooring, double glazed sliding doors to front, decorative cornice style ceiling, radiator

Kitchen  
6'7 x 9'7  
Fitted with a matching range of base and wall units with round edge worktops, single bowl sink with mixer taps & tiled splashbacks, electric oven, ceramic hob, space for fridge freezer, double glazed window to side, wooden flooring, plumbing for washing machine, double glazed door to side

Inner Hallway  
Storage cupboards, radiator

Bedroom 1  
8'10 x 13'4  
Double glazed window to rear, radiator

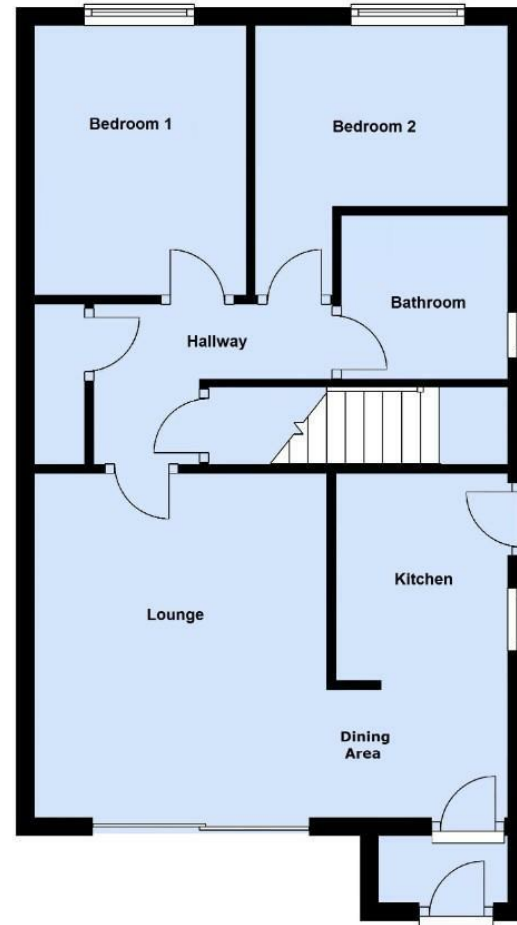
Bedroom 2  
9'5 x 8'9  
Double glazed window to rear, radiator

Bathroom  
5'5 x 7'11  
Fitted with a 3 piece suite comprising low level wc, panelled bath, pedestal wash hand basin, tiled walls, double glazed window to side

Outside  
Balcony to front, Enclosed Communal Gardens to Rear

Garage  
Up & over garage door to rear, door to garden

### Ground 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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