



**HUNTERS**<sup>®</sup>  
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**Boston Way, Blackpool | Price £64,950**  
**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.

**\*\*FIRST FLOOR FLAT IN A QUIET CUL DE SAC WITH NO ONWARD CHAIN\*\* First Flat with Private Entrance comprising Entrance Porch, Hallway, Landing, Lounge, Kitchen, Bedroom, Office, 3 Piece Bathroom, Communal Gardens, No Onward Chain Involved, Council Tax Band A**

Entrance Hall

Double glazed entrance door, stairs to first floor landing

Landing

Loft access, radiator

Lounge

9'9 x 14'3

Double glazed window to front, radiator, electric fire

Kitchen

7'5 x 9'2

Fitted base units with round edge worktops, stainless steel sink with tiled splashbacks, gas point for cooker, space for fridge freezer, double glazed window to rear

Utility Cupboard

Boiler, plumbing for washing machine

Bedroom

10'5 x 10'9

Double glazed window to rear, radiator

Office

6'10 x 6'7

Over stairs bulk head, double glazed window to front

Bathroom

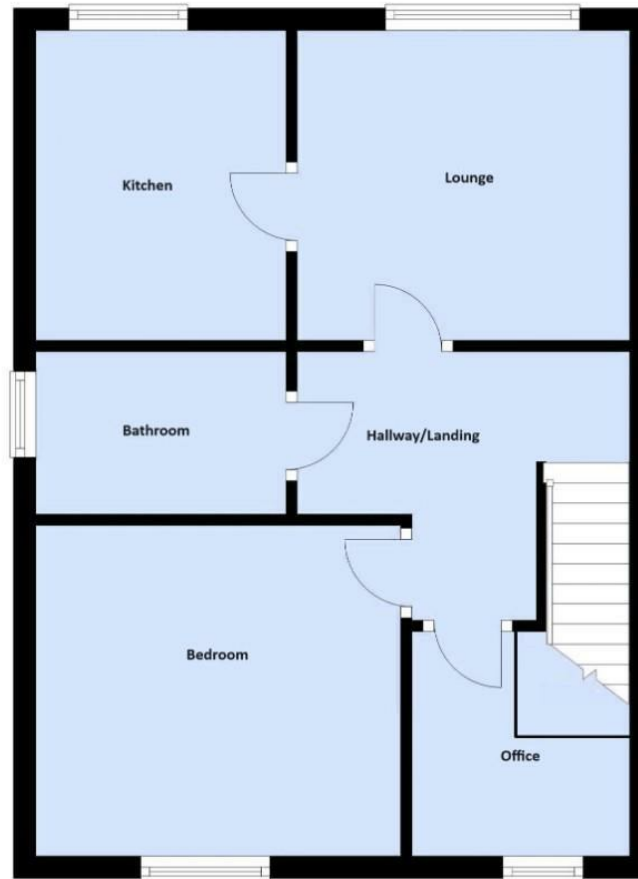
5'7 x 7'5

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

Outside

Communal Gardens

## 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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