



HUNTERS[®]
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Arnold Avenue, Blackpool, FY4 3EP | Offers Over £300,000
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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 IN A GREAT LOCATION** Immaculate Semi Detached House in a Great Location comprising Entrance Hallway, Open Plan Lounge & Dining Room, Modern Fitted Kitchen, Downstairs WC, On the First Floor there are 3 Bedrooms with Ensuite & Dressing Room to Master & a Stylish 4 Piece Bathroom with a Fourth Bedroom/Loft Room on the Second Floor, Enclosed Rear Garden, Council Tax Band**

ENTRANCE HALLWAY

Composite Entrance door, stairs to the first floor landing with under stairs storage space, Karndean flooring, radiator, panelled walls

LOUNGE

12'11" x 17'6"
Double glazed walk in bay window to front, Karndean flooring, radiator, open plan to Dining Room

DINING ROOM

10'6" x 15'0"
Double glazed window to rear, radiator, Karndean flooring

KITCHEN

10'6" x 16'10"
Fitted with a matching range of base, tower and wall units with ultra thin worktops & matching splashbacks, stainless steel sink with mixer tap, space for range cooker with extractor hood over, integrated dishwasher, integrated washing machine, Karndean flooring, two double glazed windows to side, double glazed double doors to rear, radiator

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin, wall mounted gas combination boiler, Karndean flooring, heated towel rail

FIRST FLOOR LANDING

Fixed staircase to second floor landing, two double glazed windows to side, panelled walls

BEDROOM 1

11'5" x 14'11"
Double glazed window to front, radiator

EN-SUITE SHOWER ROOM

Fitted stylish bathroom comprising walk in shower with glass screen, wall mounted wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail

WALK IN WARDROBE

10'5" x 5'7"
Double glazed window to front, radiator, built in storage

BEDROOM 2

11'5" x 15'0"
Double glazed window to rear, radiator

BEDROOM 3

10'6" x 9'0"
Double glazed window to side, fitted wardrobes, radiator

BATHROOM

6'10" x 7'10"
Fitted with a 4 piece suite comprising low level wc, freestanding bath, vanity wash hand basin, shower enclosure with glass screen, tiled walls, tiled floor, double glazed window to rear, heated towel rail

SECOND FLOOR LANDING

Double glazed velux window to rear

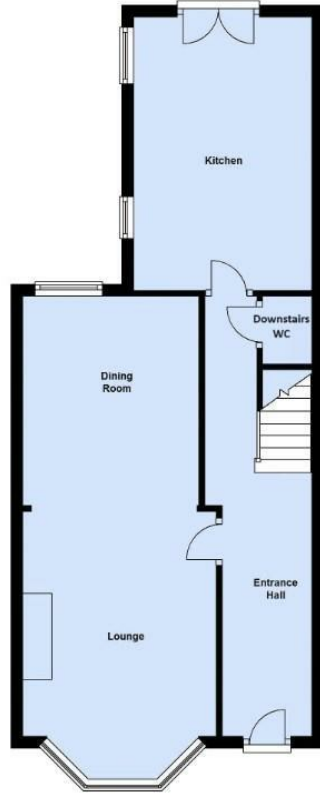
BEDROOM 4/LOFT ROOM

11'0" x 17'8"
Double glazed window to front, velux window to front, radiator, eaves storage cupboards

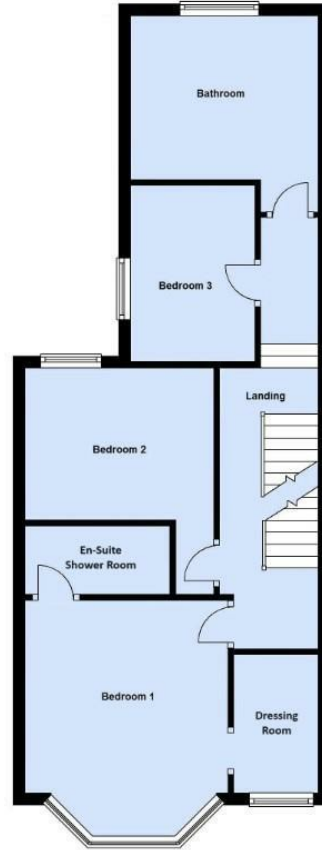
OUTSIDE

Enclosed gardens to the front & rear with paved patio, artificial grass, panelled fencing, gated access to side service road

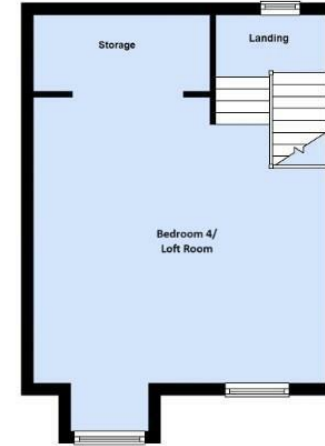
Ground Floor



First Floor



Second 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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