



**HUNTERS**<sup>®</sup>  
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Waterfoot Avenue, Blackpool | Price £110,000  
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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.

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

Storm Porch  
Tiled floor

Entrance Hallway  
Wooden entrance door, stairs to first floor landing, electric heater, decorative cornice style ceiling. picture rail

Lounge  
12'4 x 14'8  
Double glazed walk in bay window to front, radiator, open fire set in features surround, electric heater, decorative cornice style ceiling

Dining Room  
12'3 x 12'0  
Double glazed window to rear, open fire set in feature surround, electric heater, decorative cornice style ceiling. picture rail

Kitchen  
5'10 x 8'7  
Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, space for fridge freezer, window to rear, door to rear

Rear Porch  
double glazed windows to side and rear, double glazed door to garden

Landing  
Double glazed window to side, picture rail

Bedroom 1  
11'0 x 11'8  
Double glazed window to front, electric heater, picture rail

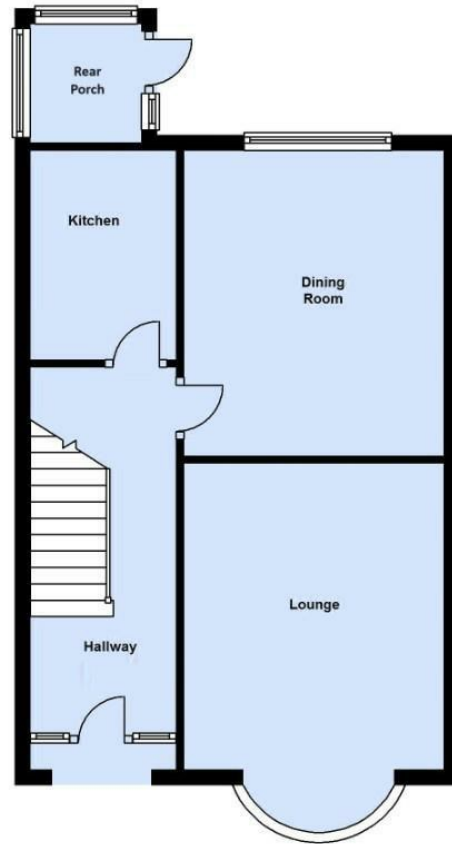
Bedroom 2  
11'0 x 12'1  
Double glazed window to rear, electric heater. picture rail, chimney breast

Bedroom 3  
7'1 x 7'7  
Double glazed window to front, electric heater, picture rail

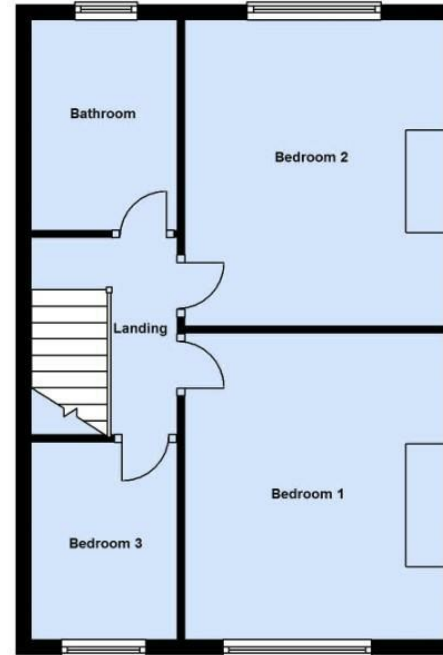
Bathroom  
7'0 x 7'1  
Fitted bathroom comprising panelled bath, pedestal wash hand basin, low level wc, tiled walls, double glazed window to rear, airing cupboard housing hot water cylinder

Outside  
Enclosed rear garden, lawn and a variety of trees, two brick built sheds, shared driveway to side

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.

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