



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

Lawn Tennis Court, South Shore, Blackpool | Price £230,000  
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 DETACHED HOUSE IN A QUIET CUL-SAC WITH TWO DOUBLE BEDROOMS & TWO BATHROOMS\*\***  
**Immaculate Detached House in a quiet residential cul de sac that simply has to be viewed to appreciate the size and quality of this superior home. The accommodation comprises Entrance Hallway, Lounge, Dining Room (or pos downstairs bedroom), Modern Dining Kitchen, Downstairs Shower Room, Two Double Bedrooms & a Second Shower Room to the first floor. Externally there are Gardens to the Front and Rear with Off Road Parking to the Side for Several Vehicles leading to a Garage at the rear, Council Tax Band D**

**ENTRANCE HALLWAY**

Double glazed entrance door, cloakroom, stairs to first floor landing

**LOUNGE**

16'8" x 11'10"

Double glazed windows to front & side, wooden laminate flooring, decorative cornice style ceiling, gas fire set in feature surround

**DINING ROOM**

11'10" x 11'7"

Double glazed double doors to rear with matching side panels, radiator, decorative cornice style ceiling, open plan to kitchen

**DINING KITCHEN**

17'3" x 7'10"

Fitted with a matching range of base and wall units with round edge worktops & matching upstands, 1 & 1/2 bowl sink with mixer taps, integrated fridge freezer, integrated dishwasher, integrated washing machine, built under electric oven, induction hob with extractor hood over, double glazed windows to side & rear, double glazed door to side, radiator

**BATHROOM**

Fitted stylish shower room comprising walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, double glazed window to side

**LANDING**

Double glazed window to side, access to boarded & carpeted loft via pull down ladder, velux window, power & light connected

**BEDROOM 1**

13'8" x 10'0"

Double glazed window to front, radiator, fitted wardrobes

**BEDROOM 2**

14'3" x 11'11"

Double glazed window to rear, radiator, fitted wardrobes

**BATHROOM**

8'7" x 7'7"

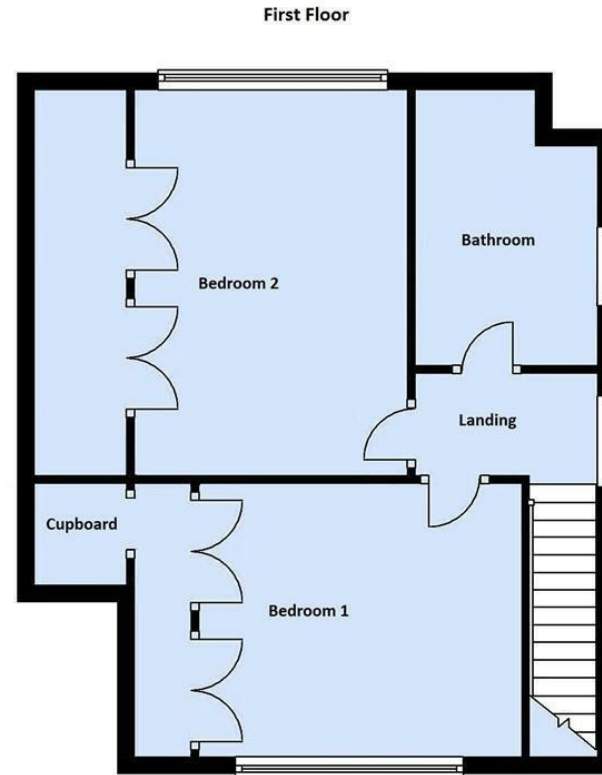
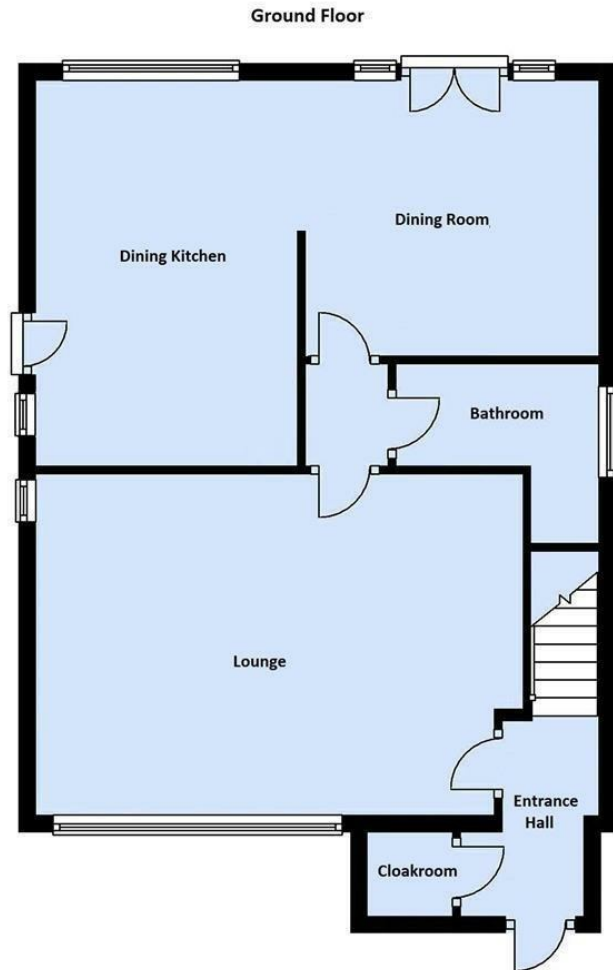
Fitted stylish shower room comprising walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, double glazed window to side

**OUTSIDE**

Off road parking to the front & side for several vehicles, enclosed West facing rear garden, paved patio, gated access to side

**GARAGE**

Up & over garage door to front, power & light connected, side privacy door



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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