



**HUNTERS**<sup>®</sup>

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Chelford Avenue, Blackpool | Price £105,000  
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.

**\*\*WELL PRESENTED SEMI DETACHED HOUSE WITH NO ONWARD CHAIN INVOLVED\*\* Semi Detached House in a Convenient Location comprising Entrance Hallway, Lounge, Kitchen, Downstairs Bathroom, Landing 3 Bedrooms, Garden to the Front & Rear, The Property is Currently Tenanted and is available with or without the tenant in situ, No Onward Chain, Council Tax Band A**

**Entrance Hallway**

Double glazed entrance door, stairs to first floor landing

**Lounge**

12'8 x 13'1

Double glazed window to front, radiator, decorative cornice style ceiling, electric fire

**Kitchen**

10'10 x 6'8

Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, space for gas cooker, space for fridge freezer, double glazed door to rear, double glazed window to rear

**Downstairs Bathroom**

4'7 x 6'7

Fitted bathroom comprising panelled bath, pedestal wash hand basin, low level wc, tiled walls, heated towel rail, double glazed window to rear

**Landing**

Double glazed window to side, loft access, radiator

**Bedroom 1**

15'9 x 9'2

Double glazed window to front, radiator

**Bedroom 2**

8'4 x 10'11

Double glazed window to rear, radiator

**Bedroom 3**

7'5 x 8'0

Double glazed window to rear, radiator, wall mounted gas combination boiler

**Outside**

Enclosed rear garden, paved patio, stoned area, gated access to rear

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.

25-27 Highfield Road, Blackpool, FY4 2JD | 01253 362640  
| [blackpool@hunters.com](mailto:blackpool@hunters.com)

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