



**HUNTERS**<sup>®</sup>  
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Boothley Road, Blackpool, Lancashire, FY1 3RS | Price £95,000  
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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.

**\*\*TERRACED HOUSE IN A CONVENIENT LOCATION CLOSE TO TOWN CENTRE AND TRAIN STATION WITH TENANT IN SITU & NO ONWARD CHAIN\*\* Mid Terraced House comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Landing, 2 Bedrooms, Bathroom, Loft Room, Enclosed South Facing Rear Garden, No Onward Chain Involved, The property is to be Sold with the Tenant in Situ**

**ENTRANCE VESTIBULE**

Double glazed door to front with window over, decorative cornice style ceiling

**HALLWAY**

stairs to first floor landing, radiator, decorative cornice style ceiling

**LOUNGE**

14'10" x 11'1"

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

**DINING ROOM**

11'7" x 13'7"

Double glazed window to rear, chimney breast, radiator, under stairs storage cupboard

**KITCHEN**

16'8" x 7'11"

Fitted base and wall units with round edge worktops, stainless steel sink with mixer taps and tiled splashbacks, electric oven, ceramic hob with extractor hood over, plumbing for washing machine, space for fridge freezer, double glazed window to side, double glazed door to rear garden, space for fridge freezer, wall mounted gas combination boiler

**LANDING**

Sky light, loft access via fixed staircase

**BEDROOM 1**

15'3" x 12'2"

Two double glazed window to front, chimney breast, radiator

**BEDROOM 2**

13'7" x 8'11"

Double glazed window to rear, chimney breast, radiator

**BATHROOM**

7'7" x 9'3"

Fitted 3 piece suite comprising low level wc, panelled bath, pedestal wash hand basin, double glazed window to side

**LOFT ROOM**

14'0" x 8'0"

fixed staircase from the first floor landing, double glazed skylight to side, radiator, eaves storage space

**OUTSIDE**

Enclosed South facing rear garden

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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