



HUNTERS[®]
HERE TO GET *you* THERE

Warbreck Drive, Blackpool, FY2 9RY | Price £42,500
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.

****CASH BUYERS ONLY - TWO BED GROUND FLOOR FLAT IN A GREAT LOCATION WITH NO ONWARD CHAIN, CURRENT PRICE REFLECTS THE WORK THAT IS REQUIRED**** Ground Floor Flat in a Popular & Convenient Location comprising Communal Entrance Vestibule & Hallway, Lounge, Kitchen, Two Bedrooms, Shower Room, Separate WC, Enclosed Rear Yard, No Onward Chain Involved, Current Price reflects the works that are Required, Council Tax Band A

COMMUNAL ENTRANCE VESTIBULE

Double glazed entrance door, tiled floor, dado rail, decorative cornice style ceiling

HALLWAY

Decorative cornice style ceiling

LOUNGE

15'10" x 13'8"

Double glazed walk in bay window to front, radiator, decorative cornice style ceiling, picture rail, feature fireplace

KITCHEN

11'9" x 9'5"

Fitted with a matching range of base and wall units, round edge worktops, plumbing for washing machine wall mounted gas combination boiler, gas point for cooker, fridge freezer space, double glazed window to rear, double glazed door to side

BEDROOM 1

11'11" x 12'8"

Double glazed window to rear, radiator, decorative cornice style ceiling, picture rail

BEDROOM 2

8'5" x 7'6"

Double glazed window to side

SHOWER ROOM

6'0 x 3'8

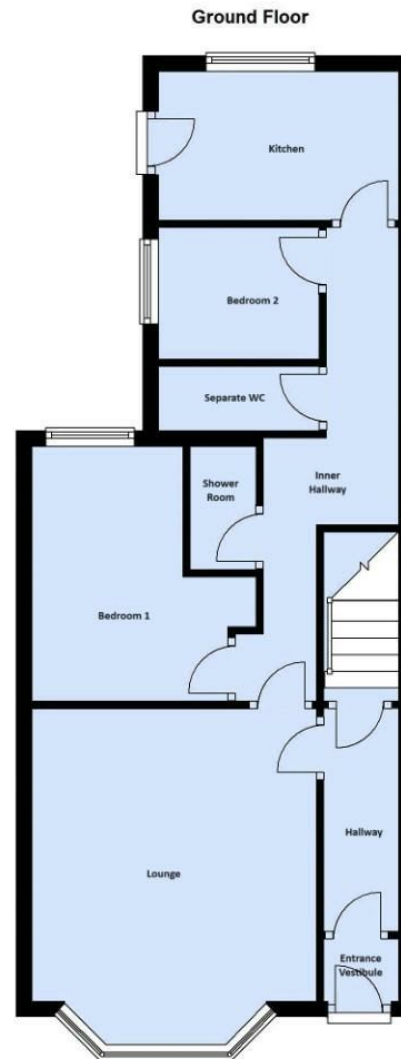
Tiled shower enclosure, heated towel rail

SEPARATE WC

Low level wc, wall mounted wash hand basin, tiled walls

OUTSIDE

Private yard area, communal garden 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.

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