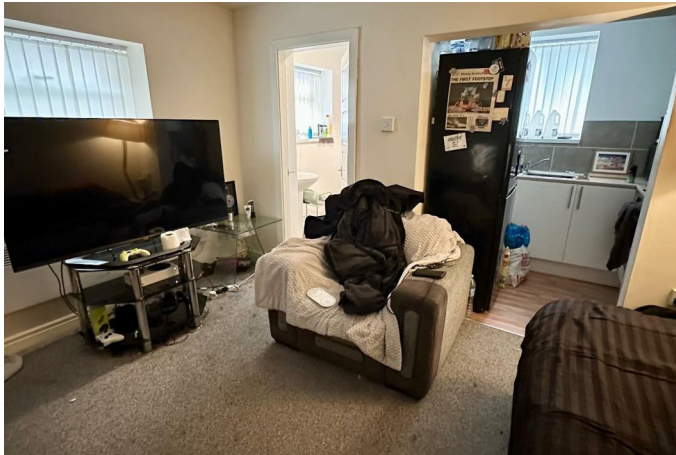
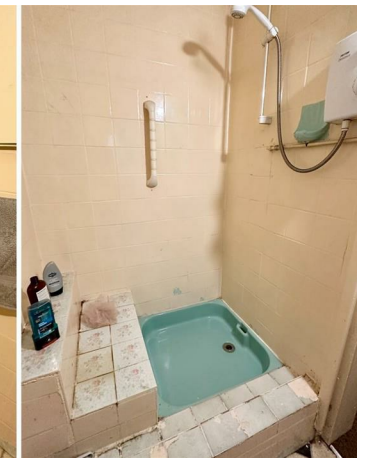




HUNTERS®
HERE TO GET *you* THERE

Lytham Road, Blackpool | Price £165,000
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.

****SEMI DETACHED HOUSE ARRANGED AS FOUR FLATS (TENANTED) WITH NO ONWARD CHAIN** Semi Detached House arranged as Four Flats all Tenanted, comprising Entrance Vestibule, Hallway, Two Flats on the Ground Floor, Two on the First Floor, Enclosed Rear Garden, Garage, Driveway to the side, No Onward Chain, Council Tax Band A.**

Communal Entrance Double glazed entrance door, stairs	Shower Room 5'6 x 5'4 Fitted with a 3 piece suite comprising low level wc, pedestal wash hand basin, shower, tiled walls, double glazed window to side	Shower Room 6'6 x 5'3 Fitted with a 3 piece suite comprising low level wc, pedestal wash hand basin, shower, tiled walls, double glazed window to side
FLAT 1 (Ground Floor Flat, Front)	FLAT 3 (First Floor Flat, Rear)	Outside Enclosed rear yard, driveway to side leading to a garage at the rear
Lounge 13'7 x 16'6 Double glazed bay window to front, wooden laminate flooring, decorative cornice style ceiling	Lounge/Kitchen 12'7 x 13'3 Two double glazed windows to side, Fitted base units with round edge worktops, electric cooker, stainless steel sink with tiled splashbacks	
Kitchen 4'11 x 9'7 Fitted base units with round edge worktops, electric cooker, stainless steel sink with tiled splashbacks, double glazed window to side	Bedroom 8'6 x 8'1 Double glazed window to rear, electric heater	
Bedroom 12'6 x 9'0 Double glazed window to rear, electric heater	Shower Room 8'0 x 3'10 Fitted with a 3 piece suite comprising low level wc, pedestal wash hand basin, shower, tiled walls, double glazed window to side	
Shower Room 4'1 x 9'1 Fitted with a 3 piece suite comprising low level wc, pedestal wash hand basin, shower, tiled walls, double glazed window to side	FLAT 4 (First Floor Flat, Front)	
FLAT 2 (Ground Floor Flat, Rear)	Lounge 12'1 x 12'9 Double glazed window to front, heater	
Lounge/Bedroom 12'3 x 10'11 Double glazed windows to side	Kitchen 3'10 x 9'6 Fitted base & wall units with round edge worktops, electric oven, electric hob with extractor hood over, stainless steel sink with tiled splashbacks, double glazed window to side	
Kitchen 5'6 x 6'5 Fitted base & wall units with round edge worktops, electric oven, electric hob with extractor hood over, stainless steel sink with tiled splashbacks, double glazed window to side	Bedroom 12'7 x 10'2 Double glazed window to rear, heater	

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

