



HUNTERS®
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Taymouth Road, Blackpool, FY4 5NJ | Price £225,000
Call us today on 01253 362640



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	63

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 IN A POPULAR LOCATION Well Presented Semi Detached House in a Well Established Estate consisting Entrance Hallway, Downstairs WC, Lounge, Dining Room, Modern Fitted Kitchen, Conservatory, 3 Bedrooms with En-Suite Shower Room to Master, 3 Piece Bathroom, Driveway, Garage, Enclosed Rear Garden, Council Tax Band C**

ENTRANCE HALL

Double glazed entrance door, tiled flooring, radiator, stairs to first floor landing

LOUNGE

12'4" x 17'1"
Double glazed window to front, radiator, decorative cornice style ceiling, radiator, understairs storage cupboard, fire set in feature surround

DINING ROOM

7'9" x 10'8"
Tiled flooring, radiator, decorative cornice style ceiling, radiator, double doors to conservatory

KITCHEN

7'2" x 11'4"
Fitted with a matching range of modern base and wall units with round edged worktops, stainless steel single drainer sink with mixer tap & tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built under electric oven, built-in four ring stainless steel gas hob with pull out extractor hood over, double glazed window to rear, wall mounted gas boiler serving heating system and domestic hot water, double glazed door to side, tiled floor

CONSERVATORY

9'6" x 7'7"
Tiled flooring, half height brick walls with double glazed windows and a polycarbonate roof, radiator, double glazed door to garden

DOWNSTAIRS WC

Low level wc, vanity wash hand basin with storage under, tiled walls, double glazed window to front, tiled floor

LANDING

Double glazed window to side, loft access, over stairs storage cupboard

BEDROOM 1

9'4" x 12'9"
Double glazed window to front, radiator

EN SUITE SHOWER ROOM

Fitted with a stylish 3 piece white suite comprising vanity wash hand basin, tiled shower enclosure and low level wc, heated towel rail, tiled walls, tiled floor

BEDROOM 2

13'1" x 9'5"
Double glazed window to rear, radiator

BEDROOM 3

9'8" x 6'10"
Double glazed window to rear, radiator

BATHROOM

5'8" x 7'3"
Fitted 3 piece white suite comprising panelled bath with shower over, vanity wash hand basin with storage under and low level wc, obscure double glazed window to front, radiator, tiled walls, tiled floor

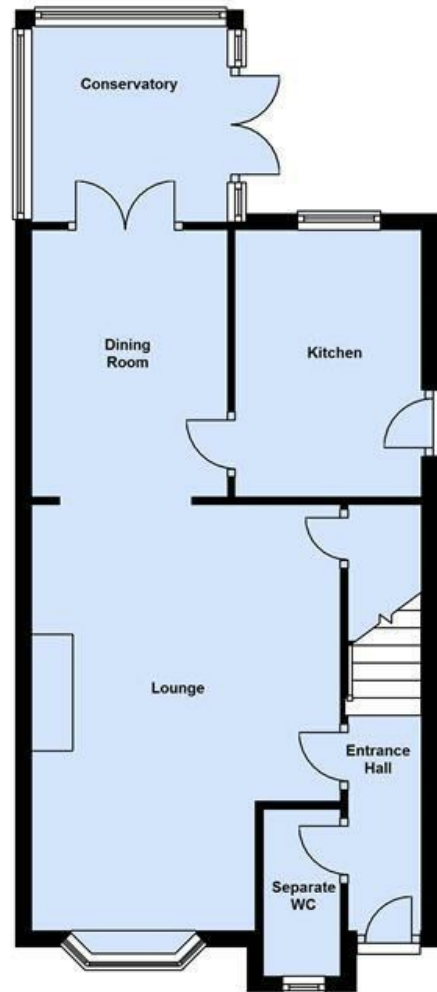
OUTSIDE

Lawned area to front, off road parking to side leading to a garage at the rear, Enclosed low maintenance rear garden mostly paved with raised borders and panelled fence, outside tap, outside bar

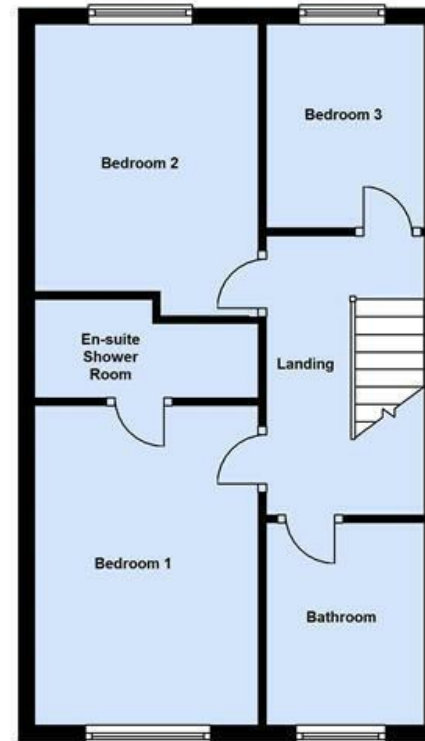
GARAGE

Up and over garage door, power and light connected, side privacy door, window to side

Ground Floor



First Floor



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

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