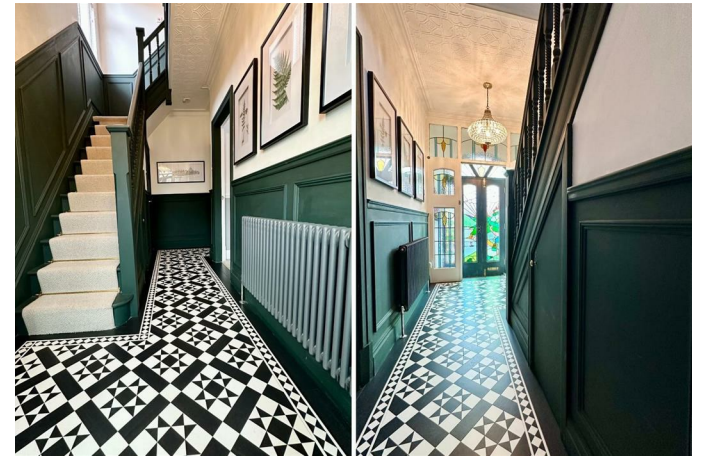




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### Thinking of Selling?

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.

**\*\*IMMACULATE OPEN PLAN SEMI DETACHED HOUSE ON ONE OF THE BEST ROADS IN THE AREA\*\* Immaculate Extended Semi Detached House in a Great Location comprising Entrance Vestibule, Hallway, Lounge, Open Plan Family Room (Living/Dining/Kitchen), Utility Room, Downstairs WC, Landing, 3 Bedrooms, 4 Piece Bathroom, Enclosed West Facing Rear Garden, Off Road Parking, Garage, Council Tax Band D**

Entrance Vestibule  
Encapsulated Stained Glass Triple entrance doors, tiled floor

Hallway  
Amtico flooring, radiator, decorative cornice style ceiling, stairs to first floor landing

Downstairs WC  
Low level wc, wash hand basin, triple glazed window to side

Lounge  
12'0 x 14'2  
Triple glazed walk in bay window to front, radiator, dado rail, gas fire, decorative cornice style ceiling

Living Room  
11'1 x 12'6  
Amtico flooring, radiator, wood burning stove set in to chimney breast, open plan to Dining Area

FAMILY ROOM (Living/Dining/Kitchen)  
18'5 x 12'0  
Fitted with a matching range of base and wall units with Quartz worktops, undermounted ceramic sink with Kettle boiling water mixer tap & tiled splashbacks, space for range cooker with extractor hood over, integrated fridge, integrated dishwasher, triple glazed double doors to rear with matching side panels, radiator, Amtico flooring

Utility Room  
Fitted base and wall units with square edge worktops, stainless steel sink with mixer taps, plumbing for washing machine, space for dryer, space for fridge freezer, double glazed door to side

Landing  
Double glazed window to side, access to boarded loft with light point

Bedroom 1  
11'0 x 14'2  
Triple glazed walk in bay window to front, radiator, decorative cornice style ceiling

Bedroom 2  
11'0 x 12'7  
Triple glazed window to rear, radiator

Bedroom 3  
7'2 x 9'0  
Triple glazed window to front, radiator, decorative cornice style ceiling

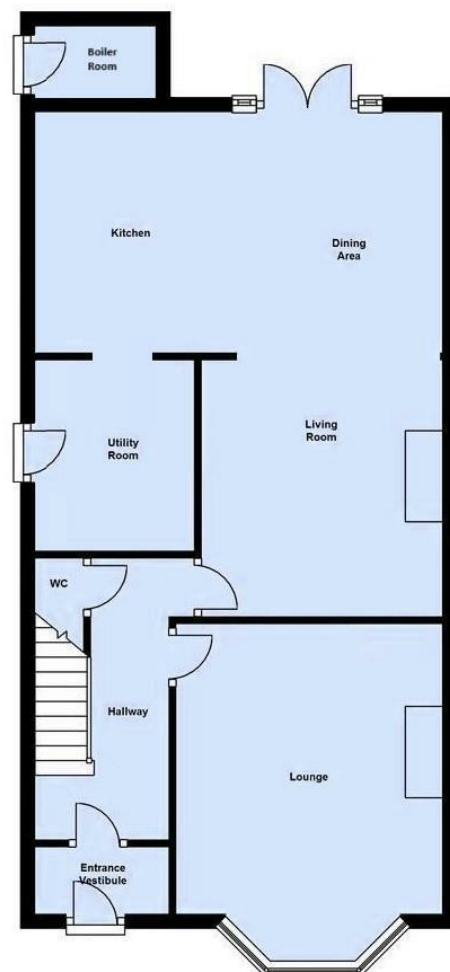
Bathroom  
7'2 x 9'0  
Fitted stylish 4 piece bathroom suite comprising walk in shower with glass screen, pedestal wash hand basin, low level wc, tiled walls, tiled floor, triple glazed window to rear

Outside  
Enclosed West facing rear garden, paved patio, lawn, Off road parking to the front & side for several vehicles leading to a garage at the rear

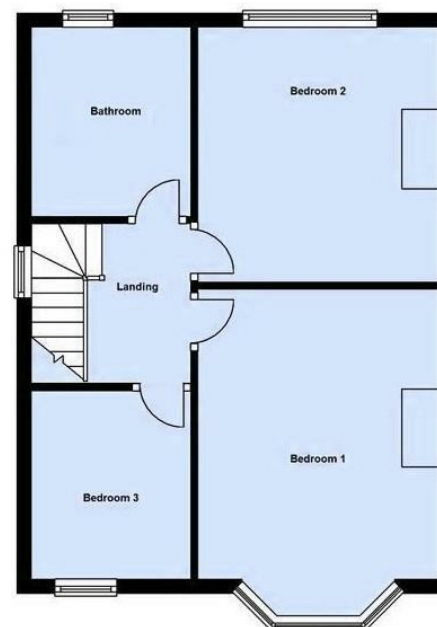
Garage  
Garage door to front, power & light connected

Boiler Room  
External door to side, wall mounted gas combination boiler, storage space

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.

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