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Westmorland Avenue, Blackpool | Price £220,000  
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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.

**\*\*EXTENDED SEMI DETACHED HOUSE CLOSE TO STANLEY PARK WITH NO ONWARD CHAIN INVOLVED\*\* Semi Detached House in a Great Location close to Stanley Park comprising Entrance Hallway, Lounge, Dining Room, Dining Kitchen, Rear Porch/Utility, Downstairs WC, Landing, 3 Bedrooms, 4 Piece Bathroom, Enclosed Rear Garden, Garage to Rear, No Onward Chain Involved, Council Tax Band B**

**Entrance Hallway**

Double glazed entrance door, stairs to first floor landing

**Lounge**

14'0 x 16'3

Double glazed walk in bay window to front, radiator, chimney breast

**Dining Room**

13'0 x 17'2

Double glazed walk in bay window to rear, radiator, chimney breast, decorative cornice style ceiling, wooden laminate flooring

**Dining Kitchen**

21'3 x 6'0

Fitted with a matching range of base and wall units with round edge worktops & matching upstands, stainless steel sink with mixer taps, gas cooker with splashback and extractor hood over, integrated fridge, integrated freezer, double glazed double window to side, radiator, tiled floor

**Rear Porch/Utility**

6'10 x 7'10

Tiled floor, built in storage cupboard, double glazed window to side, double glazed door to side

**Downstairs WC**

Low level wc, wash hand basin, tiled floor, double glazed window to side

**Landing**

Skylight, decorative cornice style ceiling

**Bedroom 1**

13'2 x 16'1

Double glazed walk in bay window to front, radiator, chimney breast, decorative cornice style ceiling

**Bedroom 2**

13'2 x 17'2

Double glazed walk in bay window to rear, radiator, chimney breast, decorative cornice style ceiling, fitted wardrobes

**Bedroom 3**

6'11 x 8'10

Double glazed window to front, radiator, decorative cornice style ceiling

**Bathroom**

6'11 x 8'7

Fitted with a 4 piece bathroom suite comprising shower enclosure with folding glass screen, pedestal wash hand basin, low level wc, tiled walls, wooden laminate flooring, double glazed window to rear

**Outside**

Enclosed gardens to front & rear, paved patio, gated access to rear

**Garage**

14'6 x 18'3

Brick built garage with pitched roof, electric roller shutter door to rear, privacy door to garden, double glazed window to rear, power & light connected

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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