



**HUNTERS<sup>®</sup>**  
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Arlington 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.

**\*\*WELL PRESENTED SEMI DETACHED HOUSE WITH 4 DOUBLE BEDROOMS & A WEST FACING GARDEN\*\* Well Presented Semi Detached House in a Quiet Cul-de-sac comprising Entrance Vestibule, Hallway, Lounge, Living Room, Dining Kitchen, Landing, 4 Double Bedrooms, 4 Piece Bathroom, Enclosed West Facing Rear Garden, Off Road Parking, Council Tax Band C**

Entrance Vestibule  
Composite entrance door, tiled floor

Hallway  
Stairs to first floor landing with under stairs storage cupboard, decorative cornice style ceiling, picture rail radiator

Lounge  
15'1 x 12'6  
Double glazed walk in bay window to front, radiator, wooden laminate flooring

Living Room  
15'9 x 9'10  
Double glazed double doors to rear, LED lighting, wooden laminate flooring, radiator

Dining Kitchen  
14'9 x 11'10  
Fitted with a matching range of base and wall units with compact laminate worktops, stainless steel undermounted sink with mixer taps & tiled splashbacks, electric oven, induction hob with extractor hood over, integrated fridge, integrated freezer, double glazed window to rear, radiator

Landing

Bedroom 1  
14'5 x 12'6  
Double glazed walk in bay window to front, radiator

Bedroom 2  
12'2 x 11'6  
Double glazed window to rear, radiator, wooden laminate flooring

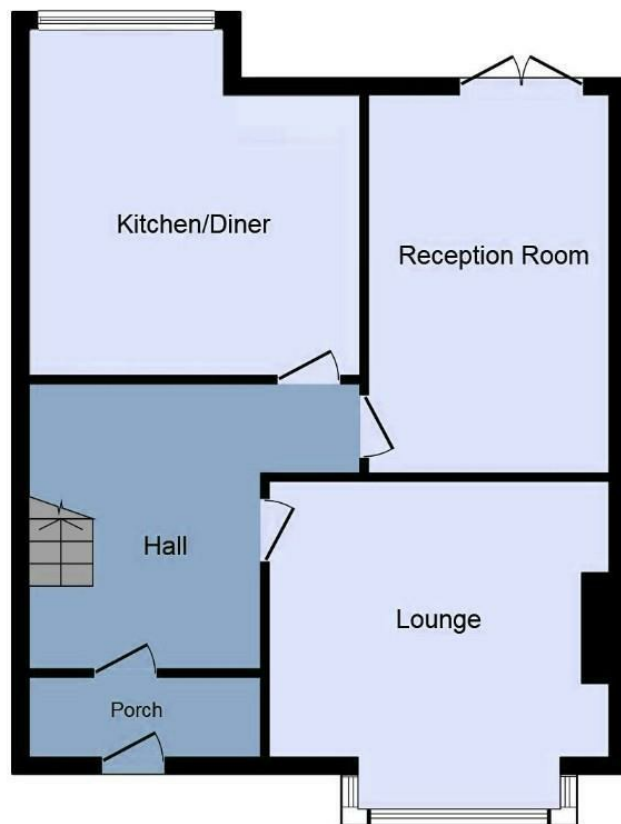
Bedroom 3  
11'6 x 9'10  
Double glazed window to rear, radiator, sliding wardrobe, wooden laminate flooring

Bedroom 4  
10'4 x 7'7  
Double glazed window to front, radiator, picture rail, wooden laminate flooring

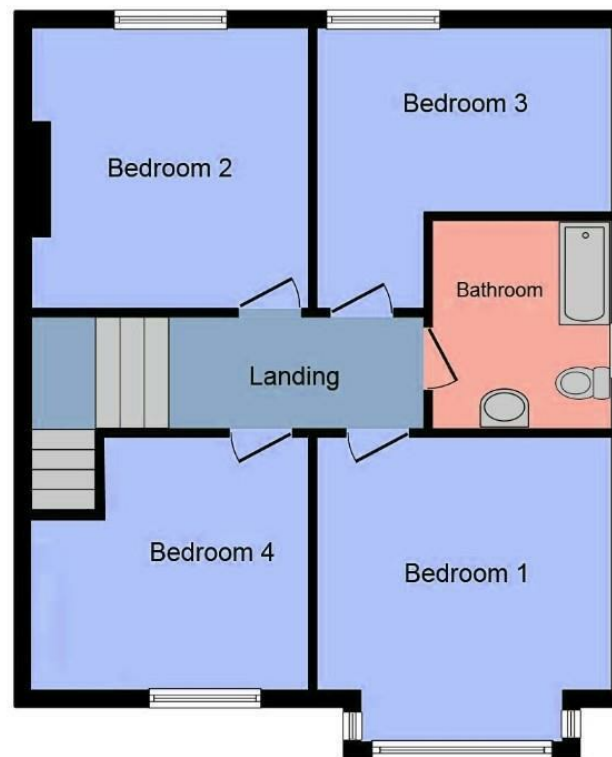
Bathroom  
8'6 x 7'3  
Fitted with a stylish 4 piece bathroom suite comprising walk in shower with glass screen, vanity wash hand basin with storage under, low level wc, tiled walls, double glazed window to rear

Outside  
Enclosed West facing rear garden, paved patio, lawn, off road parking to front

## 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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