



**HUNTERS<sup>®</sup>**  
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Glenapp Avenue, Blackpool | Price £179,950  
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.

**\*\*IMMACULATE SEMI DETACHED HOUSE IN A QUIET CUL DE SAC WITH NO ONWARD CHAIN INVOLVED\*\*** Immaculate Well Presented Semi Detached House in a Quiet Cul-de-Sac comprising Entrance Hallway, Lounge, Dining Kitchen, Conservatory, Landing, Two Bedrooms with Ensuite Shower Room to Master, Bathroom, Gardens to Front & Side and an Enclosed Rear Garden, Off Road Parking for Several Vehicles, Garage, No Onward Chain Involved, Council Tax Band C

Entrance Hallway  
Double glazed entrance door, stairs to first floor landing

Lounge  
12'3 x 14'0  
Double glazed window to front, radiator, decorative cornice style ceiling, wooden laminate flooring

Kitchen  
15'6 x 9'3  
Fitted with a matching range of base and wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, electric oven, gas hob with extractor hood over, space for fridge freezer, double glazed sliding doors to rear, radiator, double glazed window to rear, plumbing for washing machine

Conservatory  
8'0 x 10'3  
Constructed with half height walls, double glazed windows, polycarbonate pitched roof. wooden laminate flooring, double glazed double doors to side

Landing  
Decorative cornice style ceiling, airing cupboard

Bedroom 1  
12'11 x 12'5  
Double glazed window to front, wooden laminate flooring, radiator, fitted wardrobes, decorative cornice style ceiling

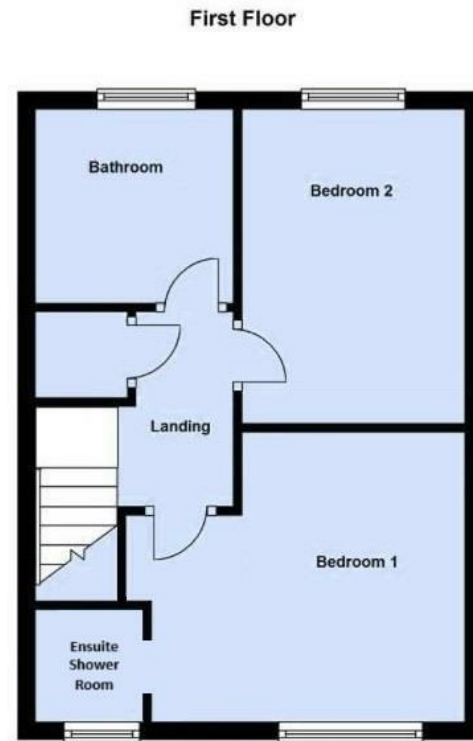
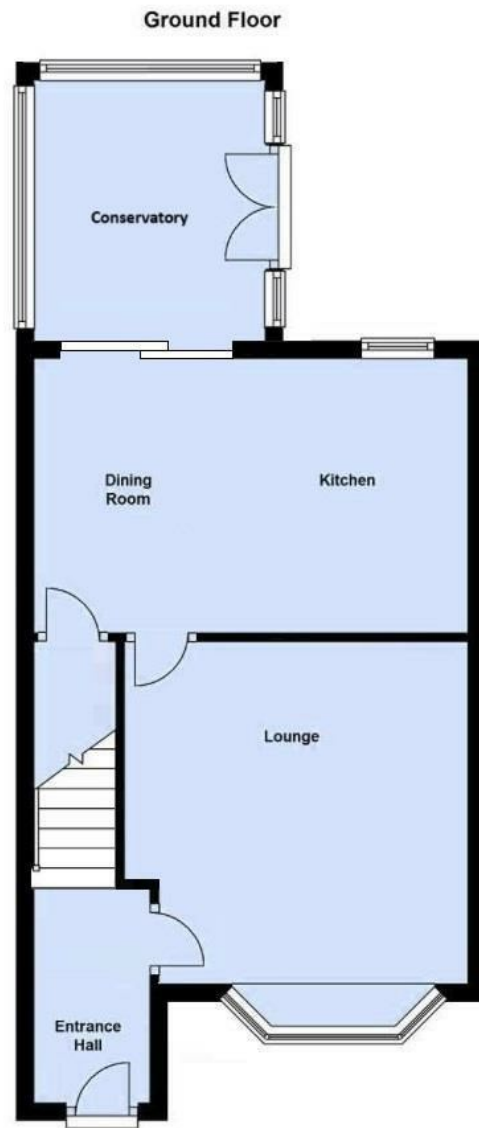
Ensuite Shower Room  
4'8 x 4'8  
Fitted with a two piece suite comprising shower enclosure, vanity wash hand basin with storage under, double glazed window to front, cladding to walls

Bedroom 2  
8'9 x 10'7  
Double glazed window to rear, wooden laminate flooring, radiator, decorative cornice style ceiling

Bathroom  
7'0 x 6'5  
Fitted with a white 3 piece bathroom suite comprising panelled bath, pedestal wash hand basin, low level wc, tiled walls, tiled floor, double glazed window to rear

Outside  
Enclosed low maintenance rear garden, paved patio with a variety of plants & shrubs, panelled fencing, off road parking for several vehicles leading to a garage at the rear

Garage  
Up & over garage door to front, side privacy door, power & light connected, window to side



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](mailto:blackpool@hunters.com)

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