



HUNTERS®
HERE TO GET *you* THERE

Woodfield Avenue, South Shore, Blackpool | Reduced To £95,000
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.

****SEMI DETACHED HOUSE IN NEED OF MODERNISATION WITH 4 BEDROOMS & TWO BATHROOMS CLOSE TO THE PROMENADE WITH NO ONWARD CHAIN INVOLVED**** Semi Detached House in a Convenient Location comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Shower Room. On the First Floor there is a Landing, 3 Bedrooms, Bathroom & Separate WC, with a 4th Bedroom on the Second Floor, Enclosed Rear Yard, Off Road Parking to the front, Council Tax Band B

Entrance Vestibule Composite door, decorative cornice style ceiling, dado rail	Bedroom 2 12'4 x 8'2 Double glazed window to rear, radiator
Hallway Decorative cornice style ceiling, radiator, dado rail	Bedroom 3 9'10 x 9'2 Double glazed window to rear, radiator
Lounge 13'3 x 15'4 Double glazed walk in bay window to front, electric fire, decorative cornice style ceiling, picture rail, radiator	Bathroom 6'8 x 6'8 Fitted with a 2 piece suite comprising panelled bath with glass screen, pedestal wash hand basin, radiator, wooden laminate flooring, double glazed window to front
Dining Room 12'3 x 13'0 Double glazed window to rear, radiator, picture rail	Separate WC Low level wc, double glazed window to rear
Kitchen 11'6 x 12'10 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, space for fridge freezer, double glazed double windows to side & rear, radiator, understairs storage cupboard, concealed gas combination boiler	Second Floor Landing Dado rail, skylight
Utility 3'6 x 6'9 Plumbing for washing machine, double glazed door to side	Shower Room shower
Downstairs Shower Room 5'9 x 6'7 Fitted stylish shower room comprising walk in shower with glass screen, pedestal wash hand basin, low level wc, cladding to walls, double glazed window to side	Bedroom 4 12'5 x 11'10 Double glazed window to side, radiator, eaves storage space
First Floor Landing Dado rail, stairs to first floor landing	Outside Off road parking to the front, enclosed rear yard
Bedroom 1 11'2 x 20'4 Double glazed walk in bay window to front, double glazed window to side, radiator	

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

