# HUNTERS

HERE TO GET you THERE



## Willowbank Avenue

Blackpool, FY4 3ND

£700 Per Month









\*\*WELL PRESENTED TERRACED HOUSE IN A CONVENIENT LOCATION\*\* Well Presented End Terraced House in a Convenient Location, comprising Entrance Hallway, Lounge, Dining Room, Kitchen, Living Room, Landing, Two Double Bedrooms, 3 Piece Bathroom, Enclosed South Facing Rear Garden, Council Tax Band B



#### **Entrance Hallway**

Double glazed entrance door, stairs to first floor landing

#### Lounge 11'5 x 14'1 (3.48m x 4.29m)

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

### Dining Room 8'10 x 8'0 (2.69m x 2.44m)

Double glazed double doors to rear, wooden laminate flooring, radiator, decorative drop ceiling

#### Kitchen 15'1 x 4'11 (4.60m x 1.50m)

Fitted base and wall units with round edge worktops, stainless steel sink with mixer taps and tiled splashbacks, built under electric oven, gas hob with extractor hood over, space for fridge freezer, plumbing for washing machine, double glazed window to rear, double glazed door to garden, radiator

#### Living Room 12'6 x 10'3 (3.81m x 3.12m)

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

#### Landing

#### Bedroom 1 12'6 x 10'3 (3.81m x 3.12m)

Double glazed windows to front and rear, radiator, chimney breast

#### Bedroom 2 11'5 x 11'11 (3.48m x 3.63m)

Double glazed window to front, radiator, chimney breast

#### Bathroom 5'0 x 7'9 (1.52m x 2.36m)

Fitted with a 3 piece suite comprising low level wc, panelled bath, pedestal wash hand basin, cladding & tiles to walls, double glazed window to rear

#### Outside

Enclosed South Facing rear garden, paved patio, gated access to rear

#### Garage

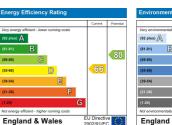
Concrete sectional garage

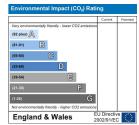
#### Area Map



#### Floor Plans

#### **Energy Efficiency Graph**





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.

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.