



## Thirsk Grove

Blackpool, FY1 5NH

£750 Per Month



**\*\*WELL PRESENTED SEMI DETACHED HOUSE IN A CONVENIENT LOCATION\*\*** Well Presented Semi Detached House in a Convenient Location, comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms & a Loft Room, 3 Piece Bathroom, Enclosed Rear Garden, Council Tax Band B



Entrance Vestibule  
Double glazed entrance door

Hallway  
Wooden laminate flooring, dado rail. stairs to first floor landing with storage under housing gas combination boiler

Lounge 10'9 x 15'2 (3.28m x 4.62m)  
Double glazed walk in bay window to front, radiator, dado rail, decorative cornice style ceiling

Dining Room 10'9 x 16'4 (3.28m x 4.98m)  
Double glazed walk in bay window to rear, radiator, dado rail, decorative cornice style ceiling

Kitchen 5'10 x 11'7 (1.78m x 3.53m)  
Fitted base and wall units with round edge worktops, stainless steel sink with mixer taps and tiled splashbacks, double glazed window to side, double glazed door to rear, electric oven, gas hob, space for fridge freezer

Landing  
Double glazed window to side, decorative cornice style ceiling, staircase to Loft Room

Bedroom 1 10'10 x 11'10 (3.30m x 3.61m)  
Double glazed window to front, radiator, dado rail, decorative cornice style ceiling, fitted wardrobes

Bedroom 2 9'10 x 10'5 (3.00m x 3.18m)  
Double glazed window to rear, radiator, dado rail, decorative cornice style ceiling

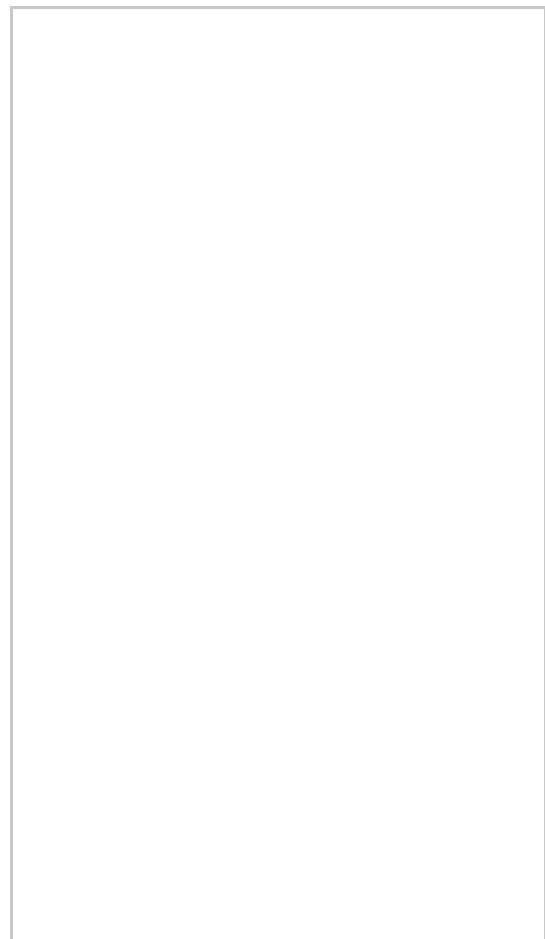
Bedroom 3 5'11 x 6'11 (1.80m x 2.11m)  
Double glazed window to front, radiator, picture rail, decorative cornice style ceiling

Bathroom 8'11 x 7'0 (2.72m x 2.13m)  
Fitted with a 3 piece suite comprising low level wc, panelled bath, pedestal ash hand basin, tiled walls, double glazed windows to rear

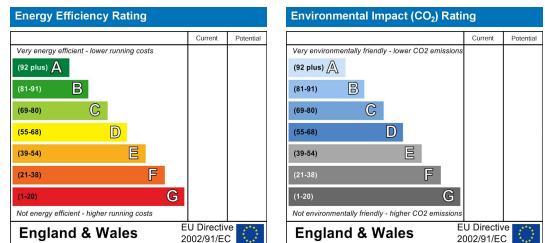
## Area Map



## 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.