



**HUNTERS®**  
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Ryson Avenue, Blackpool | Price £139,950  
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.

**\*\*SEMI DETACHED HOUSE WITH 3 DOUBLE BEDROOMS, 70' ENCLOSED REAR GARDEN & NO ONWARD CHAIN  
INVOLVED\*\* Semi Detached House comprising Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Landing, 3 Double Bedrooms, 3 Piece Bathroom, 70' Enclosed Garden to Rear, No Onward Chain Involved, Council Tax Band B**

**Entrance Vestibule**

Double glazed double doors to front, tiled floor

**Hallway**

Double glazed windows to side with encapsulated stained glass, stairs to first floor landing, concealed wall mounted gas combination boiler

**Lounge**

14'8 x 11'10

Double glazed walk in bay window to front, radiator, picture rail, fireplace

**Dining Room**

16'8 x 11'1

Double glazed walk in bay window to rear, radiator, picture rail, fireplace

**Extended Kitchen**

19'2 x 8'6

Fitted with a matching range of base & wall units and round edge worktops, space for electric cooker, stainless steel sink with mixer taps, double glazed windows to side & rear, double glazed door to garden, tiled flooring

**Landing**

Double glazed window to side

**Bedroom 1**

14'0 x 10'4

Double glazed window to front, radiator, picture rail, chimney breast, fitted wardrobes

**Bedroom 2**

12'5 x 8'7

Double glazed window to rear, radiator, chimney breast, picture rail

**Bedroom 3**

9'5 x 7'9

Double glazed window to front, radiator, picture rail

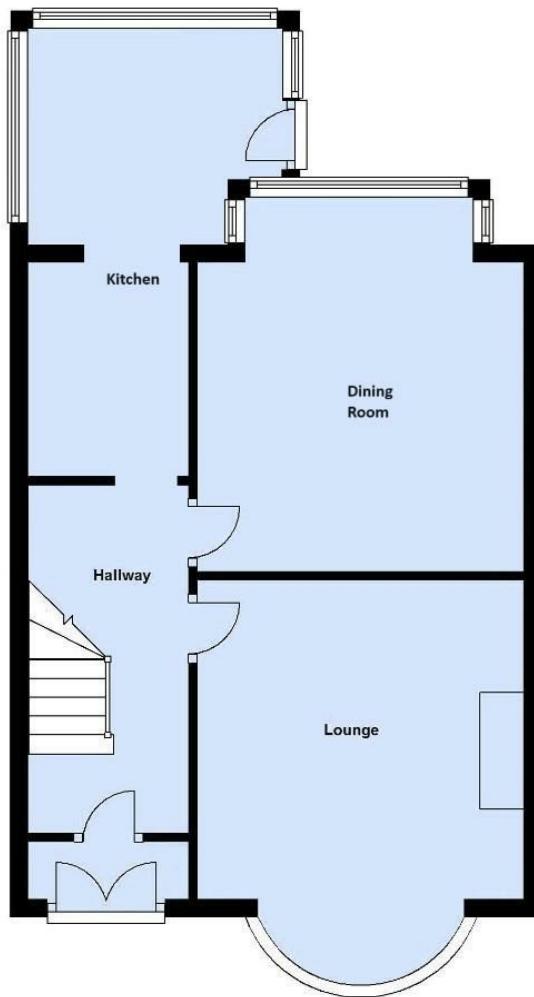
**Bathroom**

Fitted with a 3 piece suite comprising low level wc, panelled bath, pedestal wash hand basin, tiled floor, tiled walls, double glazed window to rear, radiator

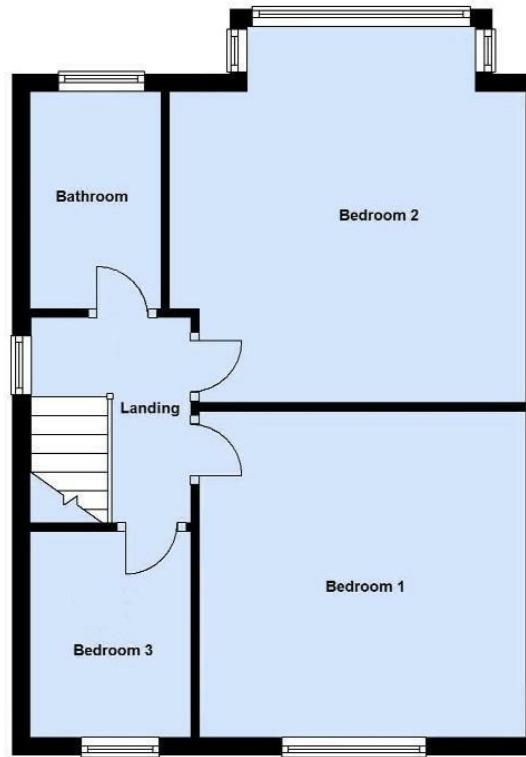
**Outside**

Enclosed rear garden, paved patio, lawn, gated access 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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