

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kingscote Drive

Blackpool, FY3 7EN

£750 Per Calendar Month



**\*\*IMMACULATE TWO BED SEMI DETACHED HOUSE WITH OFF ROAD PARKING\*\*** Well Presented Semi Detached House comprising Entrance Hallway, Lounge, Modern Fitted Kitchen, 2 Double Bedrooms, Stylish Bathroom Enclosed, Rear Garden, Off Road Parking



## ENTRANCE HALL

Double glazed entrance door with double glazed window over, stairs to first floor landing

## LOUNGE 11'1" x 12'7" (3.38 x 3.84)

Double glazed walk in bay window to front, decorative cornice style ceiling, wall mounted electric fire, radiator

## KITCHEN 9'7" x 14'5" (2.92 x 4.39)

Modern fitted kitchen with a matching range of wall and base units with round edge worktops, space for fridge freezer, integrated oven, gas hob with extractor hood over, plumbing for washing machine, radiator, double glazed door to garden, double glazed window to rear, laminate tiled flooring

## LANDING

Double glazed window to side, loft access

## BEDROOM 1 14'5" x 12'5" (4.39 x 3.78)

Double glazed walk in bay window to front, radiator

## BEDROOM 2 7'9" x 9'7" (2.36 x 2.92)

Double glazed window to rear, radiator

## BATHROOM 6'4" x 6'7" (1.93 x 2.01)

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

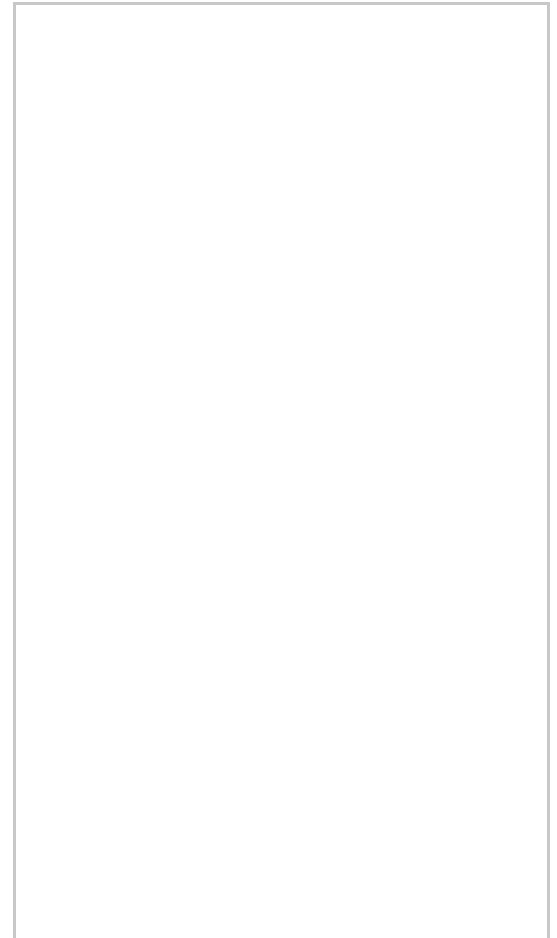
## OUTSIDE

Off road parking to front, Enclosed rear garden, indian paving, lawn

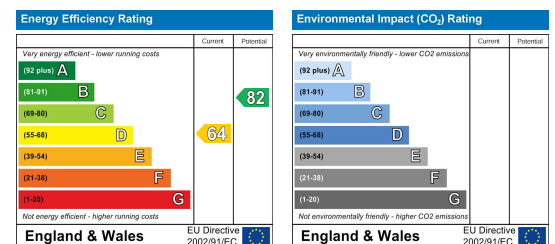
## Area Map



## 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.

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