



HUNTERS[®]
HERE TO GET *you* THERE

Highfield Road, South Shore, Blackpool, FY4 2HH | Asking Price £140,000
Call us today on 01253 362640



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	63	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		82
	60	
England & Wales	EU Directive 2002/91/EC	

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.

****IMMACULATE THREE BED TERRACED HOUSE IN A GREAT LOCATION WITH NO ONWARD CHAIN** Well Presented Terraced House comprising Entrance Hallway, Lounge, Dining Room, Modern Fitted Kitchen, Three Bedrooms and a Stylish Bathroom with Garage and an Enclosed Yard to Rear, No Onward Chain Involved, Council Tax Band B.**

PORCH

UPVC double glazed front door, meter cupboard, tiled floor

HALL

Radiator

LOUNGE

12'11" x 11'8"

UPVC double glazed bay window to front, gas fireplace, T.V. point, radiator, ceiling coving

DINING ROOM

13'9" x 11'9"

UPVc double glazed window to rear, T.V. point, radiator

KITCHEN

9'9" x 8'3"

UPVC double glazed window to side, fitted wall and base units, integrated oven, hob and extractor, plastic sink and drainer, radiator, under-stairs storage, tiled floor

UTILITY ROOM

10'1" x 2'10"

Storage shelves, boiler, plumbed for washing machine

LANDING

Loft access

BEDROOM ONE

11'2" x 9'8"

UPVC double glazed window to front, radiator, fitted wardrobes

BEDROOM TWO

11'9" x 11'3"

UPVC double glazed window to rear, radiator, fitted wardrobes

BEDROOM THREE

8'4" x 6'11"

UPVc double glazed window to front, radiator

BATHROOM

11'8" x 9'9"

UPVC double glazed window to rear, corner bath, wash hand basin in vanity unit, WC, shower cubicle, lino flooring, tiled walls

GARDENS

Patio, gate to rear, garage. Front garden, paved, gravel.

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

HUNTERS[®]
HERE TO GET *you* THERE