



HUNTERS[®]
HERE TO GET *you* THERE

Eddleston Close, Staining, Blackpool | Price £199,950
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.

****WELL PRESENTED SEMI DETACHED DORMER BUNGALOW WITH 4 BEDROOMS & 2 BATHROOMS** Semi Detached Dormer Bungalow in a Great Location comprising Entrance Porch, Lounge, Dining Kitchen, Conservatory, Two Downstairs Bedrooms & a Downstairs Bathroom, On the First Floor there are Two Further Bedrooms and a Shower Room, Enclosed Rear Garden, Off Road Parking to the Front, Garage, No Onward Chain Involved, Council Tax Band D**

Entrance Porch
Composite entrance door

Lounge
11'6 x 16'10
Double glazed door to front, wooden laminate flooring, radiator, gas fire set in feature surround,

Dining Kitchen
21'3 x 8'4
Fitted with a matching range of base and wall units with round edge worktops, 1 & 1/2 bowl stainless steel sink with mixer taps & tiled splashbacks, electric point for cooker with extractor hood over, space for fridge freezer, double glazed door to side, radiator, double glazed window to rear

Conservatory
12'10 x 8'0
Constructed with half height walls, double glazed windows, polycarbonate roof, double glazed double doors to rear, wooden laminate flooring

Bedroom 1 (Downstairs)
11'0 x 13'8
Double glazed window to front, radiator, wooden laminate flooring

Bedroom 2 (Downstairs)
7'10 x 11'3
Double glazed sliding doors to conservatory, wooden laminate flooring

Bathroom (Downstairs)
6'2 x 8'4
Fitted 4 piece stylish bathroom comprising panelled bath, shower enclosure with glass screen, vanity wash hand basin with storage under, low level wc, cladding to walls, double glazed window to rear

Inner Hall & Landing
Stairs to first floor landing, double glazed window to rear, eaves storage space

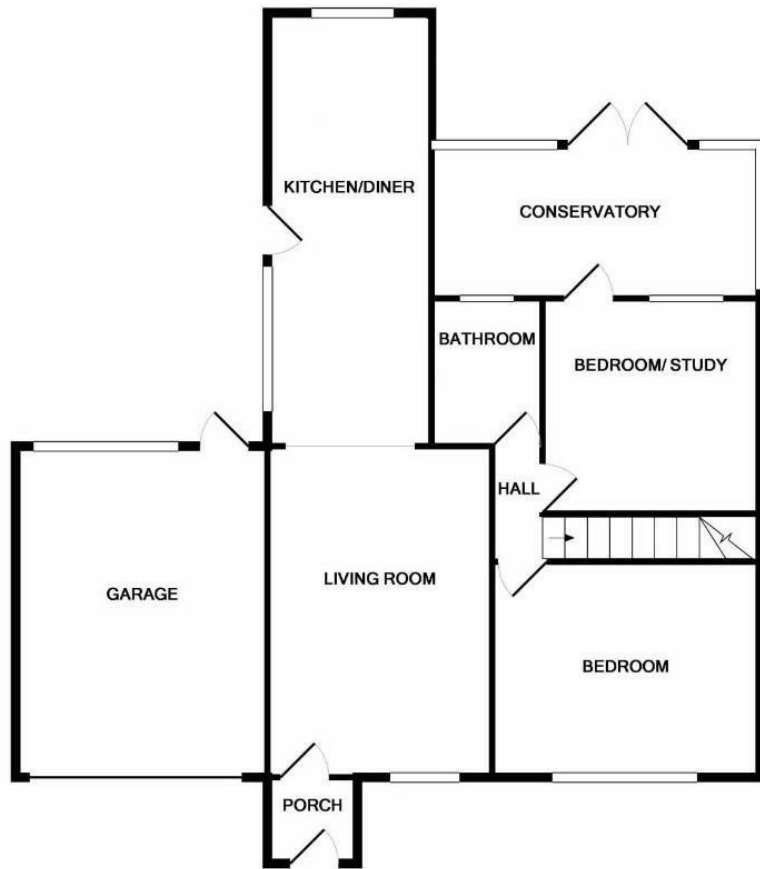
Bedroom 3
11'6 x 10'0
Double glazed window to side, built in cupboard, fitted wardrobes, radiator

Bedroom 4
11'0 x 8'4
Double glazed window to front, radiator, eaves storage cupboard, fitted wardrobes

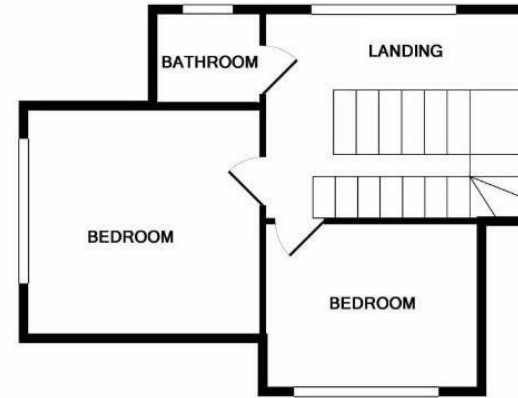
Bathroom
5'8 x 3'8
Fitted stylish bathroom comprising walk in shower with glass screen, wash hand basin, low level wc, cladding to walls, double glazed window to rear

Outside
Off road parking to front for several vehicles, enclosed South facing rear garden, lawn, paved patio, timber shed

Garage
Electric up & over garage door to front, power & light connected, double glazed rear privacy door to garden



GROUND FLOOR



1ST 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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