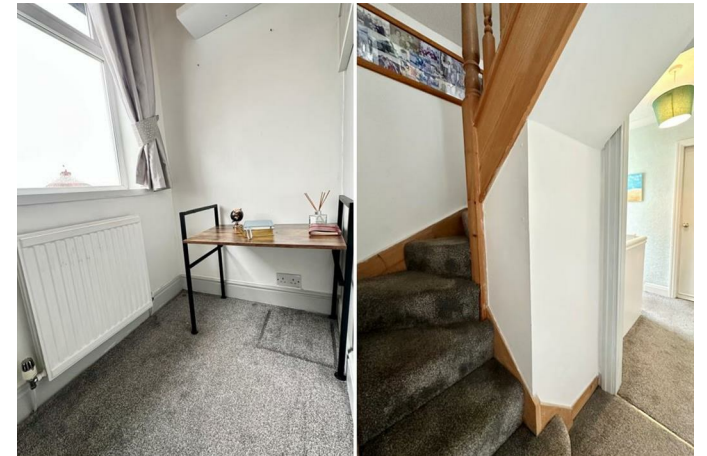




HUNTERS®
HERE TO GET *you* THERE

Albany Avenue, Blackpool | Price £165,000
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 3 BED SEMI DETACHED HOUSE IN AN EXCELLENT LOCATION WITH NO ONWARD CHAIN** Semi Detached House located on a much sought after street. Comprising Entrance Hallway, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms including Loft Room/Study and a 3 Piece Bathroom. Off Road Parking to the Front & Side, Enclosed Rear Garden**

Entrance Hallway

Lounge

10'2" x 13'10"

Double glazed walk in bay window to front, wooden laminate flooring, decorative cornice style ceiling, dado rail, wall mounted gas fire set in to chimney breast, open to Dining Room

Dining Room

10'2" x 13'6"

Double glazed walk in bay window to rear, wooden laminate flooring, decorative cornice style ceiling, open to kitchen

Kitchen

5'3" x 17'4"

Fitted with a matching range of stylish base and wall units, granite worktops with matching upstands, stainless steel under mounted sink with mixer taps, plumbing for washing machine, vent for dryer, integrated fridge freezer, built under gas oven & grill, four ring gas hob with splashback, double glazed windows to side & rear, double glazed door to garden

Landing

Double glazed window to side

Bedroom 1

13'6" x 13'7"

Double glazed walk in bay window to front, decorative cornice style ceiling, chimney breast, fitted wardrobes with hanging rails and shelving, radiator

Bedroom 2

9'8" x 11'8"

Double glazed window to rear, fitted robes with hanging rails and shelving and drawers, radiator, decorative cornice style ceiling

Office/Bedroom 3

Double glazed window to front, radiator, fixed staircase to Loft Room area of Bedroom 3

Loft Room/Bedroom 3

8'3" x 7'8"

Double glazed velux windows to front & rear, two radiators, chimney breast

Bathroom

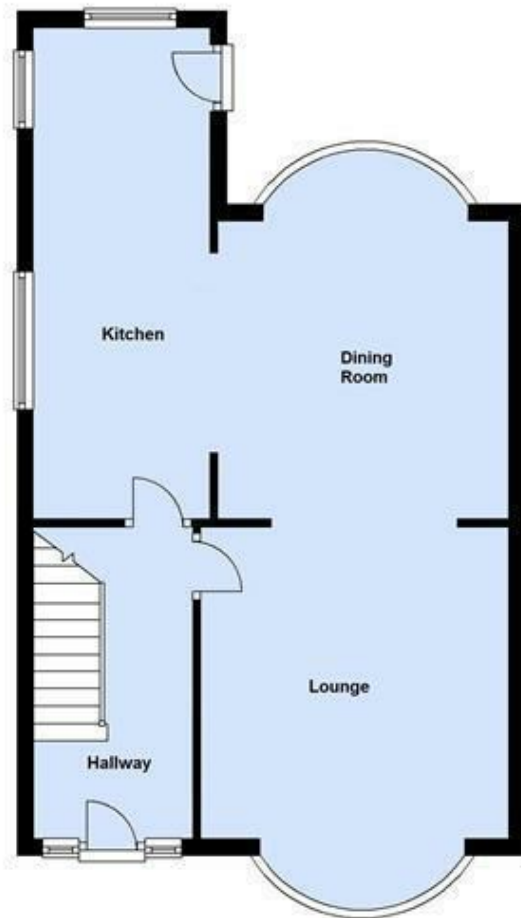
6'7" x 8'3"

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

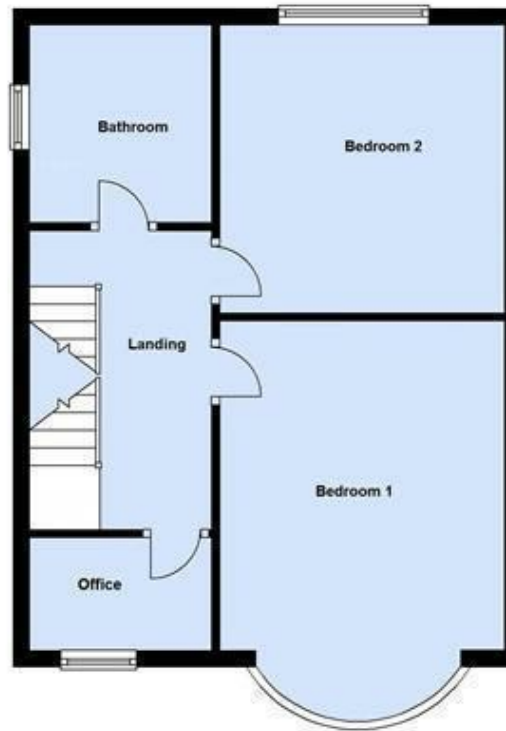
Outside

Off road parking to the front and side with well stocked borders, gated access. Enclosed rear garden with paved patio and decking areas, timber shed, summer house, panelled fencing

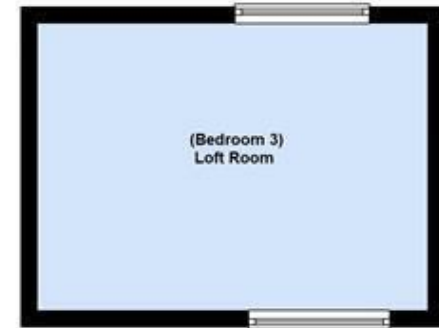
Ground Floor



First Floor



Second 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.

25-27 Highfield Road, Blackpool, FY4 2JD | 01253 362640
| blackpool@hunters.com

HUNTERS[®]
HERE TO GET *you* THERE