



**HUNTERS®**  
HERE TO GET *you* THERE

Bela Grove, Blackpool | Price £115,000  
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.

**\*\*MID TERRACED HOUSE ARRANGED AS TWO TENANTED FLATS, IN A GREAT AREA WITH NO ONWARD CHAIN\*\***  
**Tenanted Mid Terraced House arranged as Two Flats; Ground Floor Flat comprising; Lounge, Kitchen, Bedroom, Bathroom, Enclosed Rear Garden. First Floor Flat comprises Landing, Lounge, Kitchen, Bedroom, Bathroom, No Onward Chain Involved, Both Flats are Tenanted & are Council Tax Band A**

Entrance Hallway  
Communal Entrance for both flats

**FLAT 1**

Bedroom 1  
11'5 x 15'7  
Double glazed walk in bay window to front, radiator

Lounge  
12'2 x 13'4  
Double glazed window to rear, radiator

Kitchen  
10'0 x 14'7  
Fitted base & wall units with round edge worktops, stainless steel sink with mixer taps, electric oven, gas hob with extractor hood over, plumbing for washing machine, vent for dryer, double glazed window to rear, concealed wall mounted gas combination boiler, double glazed door to side

Shower Room  
2'9 x 9'11  
Fitted with a 3 piece suite comprising low level wc, shower enclosure, pedestal wash hand basin

Outside  
Enclosed rear garden, paved patio, gated access to rear

**FLAT 2**

Landing  
Stairs to First Floor Landing, velux to rear

Lounge  
15'4 x 12'2  
Teo double glazed windows to front, radiator, electric fire

Kitchen  
8'4 x 10'0  
Fitted base & wall units with round edge worktops, stainless steel sink with mixer taps & tiled splashbacks, gas cooker, plumbing for washing machine, double glazed window to rear, concealed wall mounted gas combination boiler

Bedroom  
9'9 x 13'4  
Double glazed window to rear, radiator

Bathroom  
6'9 x 5'10  
Fitted with a 3 piece suite comprising low level wc, panelled bath with glass screen & shower over, pedestal wash hand basin, double glazed window to rear

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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