

# HUNTERS®

HERE TO GET *you* THERE



## Hawes Side Lane

Blackpool, FY4 4AP

£750 Per Month



**\*\*MID TERRACED HOUSE IN A CONVENIENT LOCATION\*\*** Mid Terraced House comprising Entrance Hallway, Lounge, Dining Kitchen, Landing, 3 Bedrooms, 3 Piece Bathroom, Enclosed Rear Garden, Council Tax Band A, Contact Hunters for more Information



**Entrance Hallway**  
 Double glazed entrance door, wooden laminate flooring, radiator, stairs to first floor landing

**Lounge 11'4 x 12'11 (3.45m x 3.94m)**  
 Double glazed window to front, radiator, electric fire set in feature surround

**Dining Kitchen 10'10 x 17'1 (3.30m x 5.21m)**  
 Wooden laminate flooring, wall mounted gas combination boiler, double glazed double doors to rear, Fitted kitchen with a matching range if base and wall units, gas & electric cooker with extractor hood over, stainless steel sink with mixer taps and tiled splashbacks

**Landing**  
 Wooden laminate flooring

**Bedroom 1 10'10 x 14'6 (3.30m x 4.42m)**  
 Double glazed walk in bay window to front, radiator, wooden laminate flooring, chimney breast

**Bedroom 2 10'10 x 11'4 (3.30m x 3.45m)**  
 Double glazed window to rear, radiator, wooden laminate flooring, chimney breast, built in storage cupboard

**Bedroom 3 5'11 x 8'8 (1.80m x 2.64m)**  
 Double glazed window to front, radiator, wooden laminate flooring

**Bathroom 5'8 x 7'5 (1.73m x 2.26m)**  
 Fitted with a 3 piece suite comprising low level wc, panelled bath, pedestal wash hand basin, tiled walls, double glazed window to rear

**Outside**  
 Enclosed rear yard

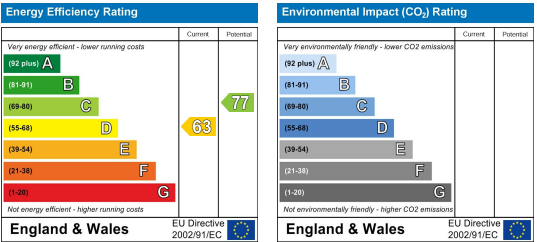
## Area Map



## 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.