



**HUNTERS**<sup>®</sup>  
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Hawthorn Drive, Thornton-Cleveleys | Price £160,000  
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 SEMI DETACHED HOUSE IN A GREAT LOCATION WITH NO ONWARD CHAIN INVOLVED\*\* Well Presented Semi Detached House comprising Entrance Hallway, Lounge, Dining Kitchen, Downstairs WC, Landing, 3 Bedrooms with Ensuite to Master, 3 Piece Bathroom, Enclosed Rear Garden, Off Road Parking for Several Vehicles, No Onward Chain Involved, Council Tax Band C**

**Entrance Hallway**

Composite Entrance door, stairs to first floor landing, store cupboard

**Lounge**

14'6 x 15'0

Double glazed double doors to rear with matching side panels, radiator

**Dining Kitchen**

8'0 x 12'1

Fitted with a matching range of base and wall units with round edge worktops & matching upstands, stainless steel sink with mixer taps, plumbing for washing machine, electric oven, gas hob with extractor hood over, integrated fridge freezer, double glazed window to front, radiator

**Downstairs WC**

Low level wc, radiator, wash hand basin

**Landing**

Loft access, airing cupboard

**Bedroom 1**

8'5 x 12'1

Double glazed window to rear, radiator, fitted wardrobe

**Ensuite Shower Room**

4'4 x 8'5

Fitted stylish shower room comprising walk in shower with glass screen, pedestal hand basin, low level wc, double glazed window to front

**Bedroom 2**

8'5 x 12'1

Double glazed window to front, radiator, fitted wardrobes

**Bedroom 3**

6'3 x 8'11

Double glazed window to rear, radiator, wooden laminate flooring

**Bathroom**

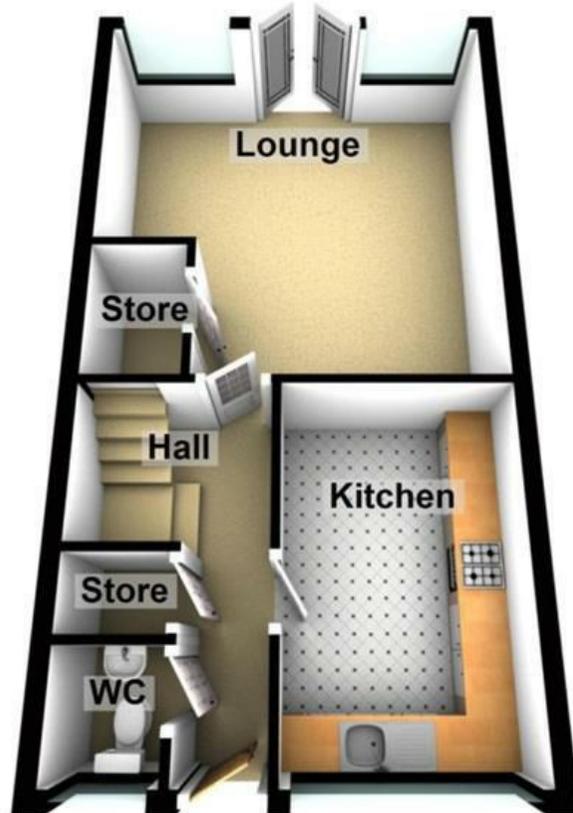
6'2 x 8'1

Fitted stylish bathroom suite comprising panelled bath with glass screen, pedestal wash hand basin, low level wc, tiled walls, double glazed window to front

**Outside**

Enclosed private rear garden, paved patio, lawn, gated access, off road parking to the front & side for several vehicles

## Ground Floor



## First 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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