



Hawes Side Lane, Blackpool, Lancashire, FY4 4AA

This well presented extended corner semi detached home, is ideal for the growing family. The property briefly comprises: hallway, downstairs WC, lounge, open plan sitting/dining room, open plan kitchen, three bedrooms, balcony, and bathroom. Other benefits include gas central heating system, UPVC double glazing, extensive gardens to the front, side, and rear, detached garage and additional off road parking. Viewing is highly recommended to appreciate the property on offer. NO FORWARD CHAIN!

Asking Price: £134,950

HUNTERS[®]
HERE TO GET *you* THERE

**Hawes Side Lane, Blackpool,
Lancashire, FY4 4AA**

ENTRANCE HALLWAY

4.65m (15' 3") x 1.63m (5' 4")

UPVC double glazed door to the front elevation, cupboard containing glow worm combi boiler and shelving, stairs leading to the first floor, single radiator, door into.

LOUNGE/DINING ROOM

4.37m (14' 4") x 3.43m (11' 3")

(Double Doors Off Sitting Room) UPVC double glazed window to the front elevation, coal effect gas fire with tiled hearth and wooden surround, single radiator.

OPEN PLAN SITTING/DINING ROOM

5.23m (17' 2") x 5.40m (17' 9")

(Archway Off Hallway) UPVC double glazed door to the side elevation, UPVC double glazed patio door to the rear elevation, double and two single radiators, open plan to.

KITCHEN

3.00m (9' 10") x 2.54m (8' 4")

(Open Plan Off Sitting Room/Dining Room) UPVC double glazed window to the side elevation, a range of wall and base units with complementary work surfaces and splashback tiling, breakfast bar, space for freestanding gas cooker, stainless steel sink and half drainer, plumbed for dishwasher and washing machine, space for fridge/freezer.

DOWNSTAIRS WC

(Off Hallway) UPVC double glazed opaque window to the side elevation, low flush W/C, wash hand basin.

LANDING

Opaque single glazed window to the side elevation, doors into.

BEDROOM 1

3.35m (11' 0") x 3.25m (10' 8")

(Door Off Hallway) UPVC double glazed window to the front elevation, single radiator, telephone point.

BEDROOM 2

3.80m (12' 6") x 3.25m (10' 8")

(Door Off Landing) UPVC double glazed window to the rear elevation, double fitted wardrobe, single radiator, UPVC double glazed door to.

BALCONY

UPVC double glazed door off bedroom.

BEDROOM 3

2.13m (7' 0") x 1.90m (6' 3")

(Door Off Landing) UPVC double glazed window to the front elevation, single radiator.

BATHROOM

2.57m (8' 5") x 1.88m (6' 2")

(Door Off Landing) UPVC double glazed opaque window to the rear elevation, three piece suite comprising of corner bath with overhead shower, low flush W/C, wash hand basin, tiled walls, single radiator, access to the boarded loft with light via pull down ladder.

OUTSIDE

Wrought iron gate to the side elevation onto landscaped pathway leading to entrance, part paved area, laid to lawn area with brick boarders, mixture of small trees, plants and foliage, wooden gate to the side elevation, outside light. Secure rear garden with paved patio area

GARAGE

Side privacy door, up and over garage door

ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 09:00 - 17:30

Saturday: 09:00 - 16:00

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

Hunters 25-27 Highfield Road, Blackpool, FY4

2JD 01253 362640

blackpool@hunters.com

VAT Reg. No 228 5371 01 | Registered No: 09893050 England & Wales
Registered Office: 25 - 27 Highfield Road, Blackpool, Lancashire, FY4 2JD
A Hunters Franchise owned and operated under licence by Welwood Estates Limited

DISCLAIMER



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.