



HUNTERS[®]
HERE TO GET *you* THERE

Doncaster Road, Blackpool, FY3 9SQ | £105,000
Call us today on 01253 362640



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 MID TERRACED HOUSE WITH A 100FT GARDEN & NO ONWARD CHAIN INVOLVED**** Hunters are pleased to offer For Sale this Well Presented Mid Terraced House. Comprising Entrance Hallway, Lounge, Dining Room, Kitchen, Two Bedrooms, 3 Piece Bathroom. Externally there are gardens to the front and a 100ft rear Garden. Please call Hunters on 01253 362640 to book your viewing

ENTRANCE HALL

Composite entrance door

LOUNGE

3.78m (12' 5") x 4.24m (13' 11")

Double glazed walk in bay window to front, gas fire set in feature surround, decorative cornice style ceiling, radiator

DINING ROOM

4.78m (15' 8") x 2.44m (8' 0")

Double glazed walk in bay window to rear, decorative cornice style ceiling, radiator, built in cupboard, understairs storage cupboard

KITCHEN

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

Fitted with a matching range of base & wall units with round edge worktops, stainless steel sink with tiled splashbacks, space for electric cooker, double glazed window to side, double glazed door to garden, built in storage cupboard housing gas combination boiler

LANDING

Loft access

BEDROOM 1

3.78m (12' 5") x 4.75m (15' 7")

Double glazed walk in bay window to front, radiator, built in storage, chimney breast

BEDROOM 2

2.92m (9' 7") x 2.79m (9' 2")

Double glazed window to rear, radiator, built in storage

BATHROOM

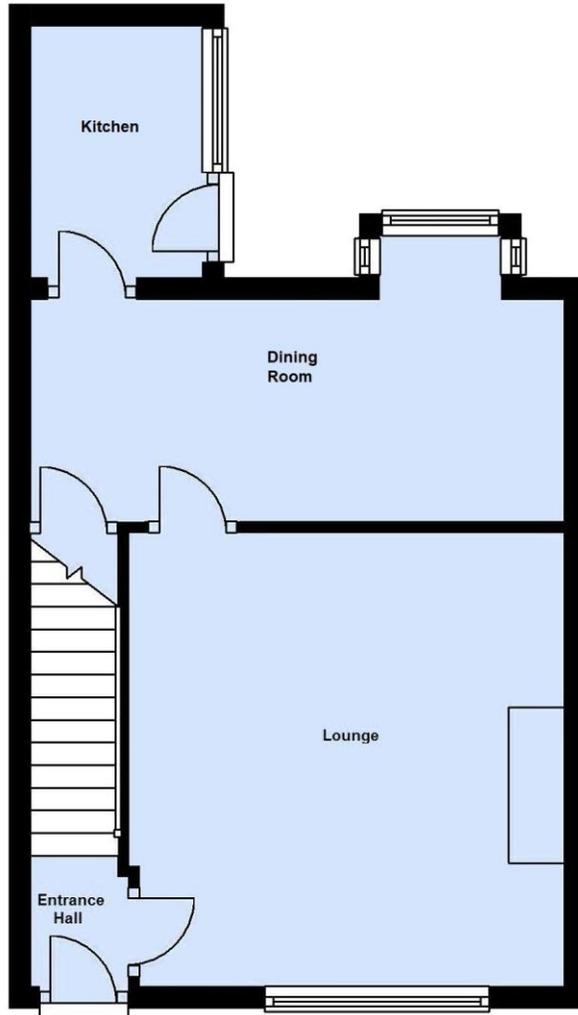
1.83m (6' 0") x 2.06m (6' 9")

Fitted with a 3 piece suite comprising low level wc, panelled bath with shower over, pedestal wash hand basin, tiled walls, radiator, double glazed window to rear

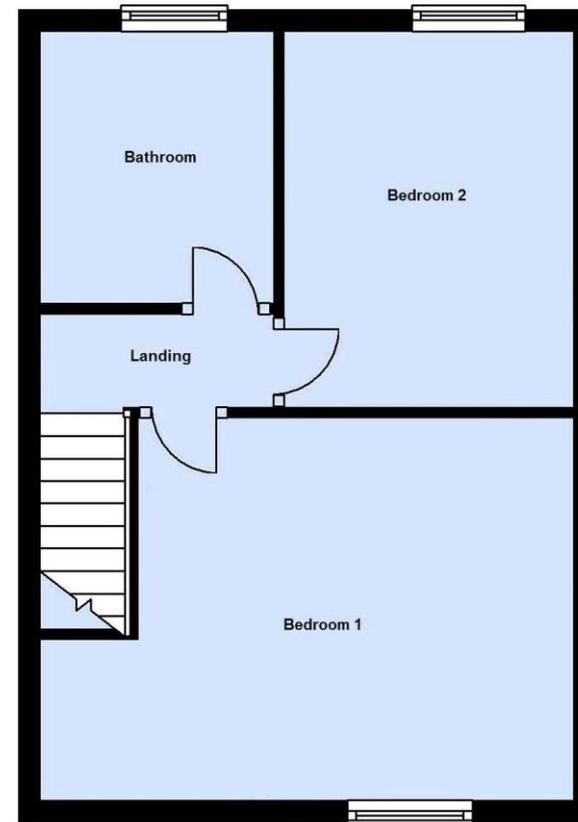
OUTSIDE

Low maintenance front garden area. 100' Enclosed rear garden, panelled fencing, paved patio

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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