



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Sidmouth Road, St Annes, FY8 2QZ | £220,000  
Call us today on 01253 362640



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(95-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
			86
		71	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			84
		68	
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.



**\*\*FANTASTIC SEMI DETACHED BUNGALOW IN A GREAT LOCATION WITH NO ONWARD CHAIN\*\*** Hunters are pleased to offer For Sale this Well Presented Semi Detached Bungalow comprising Entrance Hallway, Lounge, Modern Kitchen, Two Ground Floor Double Bedrooms and a Stylish Bathroom. Floating staircase to a 3rd Bedroom with Ensuite Shower Room, Off Road Parking to the Front & Side, West Facing Rear Garden, No Onward Chain Involved, Please call Hunters to book your viewing

#### **ENTRANCE HALL**

Composite side entrance door, wooden flooring, decorative cornice style ceiling, velux window to front, stairs to first floor landing

#### **LOUNGE**

*3.51m (11' 6") x 4.93m (16' 2")*

Wooden flooring, decorative cornice style ceiling, two radiators, double glazed window to front with deep window sill, two double glazed windows to side

#### **KITCHEN**

*3.71m (12' 2") x 2.67m (8' 9")*

Fitted with a matching range of modern base, tower and wall units with granite worktops & matching upstands, under mounted stainless steel sink with mixer taps, ceramic hob, two electric eye level ovens, integrated fridge freezer, space for washing machine, double glazed window to side & rear with double glazed door to garden, vaulted ceiling with velux windows too side, wooden flooring

#### **BEDROOM 1**

*3.76m (12' 4") x 3.51m (11' 6")*

Double glazed window to front, decorative cornice style ceiling, radiator, open to walk in wardrobe

#### **WALK IN WARDROBE**

*2.26m (7' 5") x 1.22m (4' 0")*

Built in cupboards & drawers

#### **BEDROOM 2**

*2.97m (9' 9") x 3.48m (11' 5")*

Double glazed window to rear, radiator, decorative cornice style ceiling

#### **BATHROOM**

*1.75m (5' 9") x 2.57m (8' 5")*

Fitted with a stylish 3 piece suite comprising low level wc, 'p' shape panelled bath, vanity wash hand basin with storage under, double glazed window to rear, heated towel rail, tiled walls, tiled floor, upvc double glazed window to rear

#### **LANDING**

Double glazed window to rear

#### **BEDROOM 3**

*3.91m (12' 10") x 4.93m (16' 2")*

Upvc window to rear, radiator

#### **ENSUITE SHOWER ROOM**

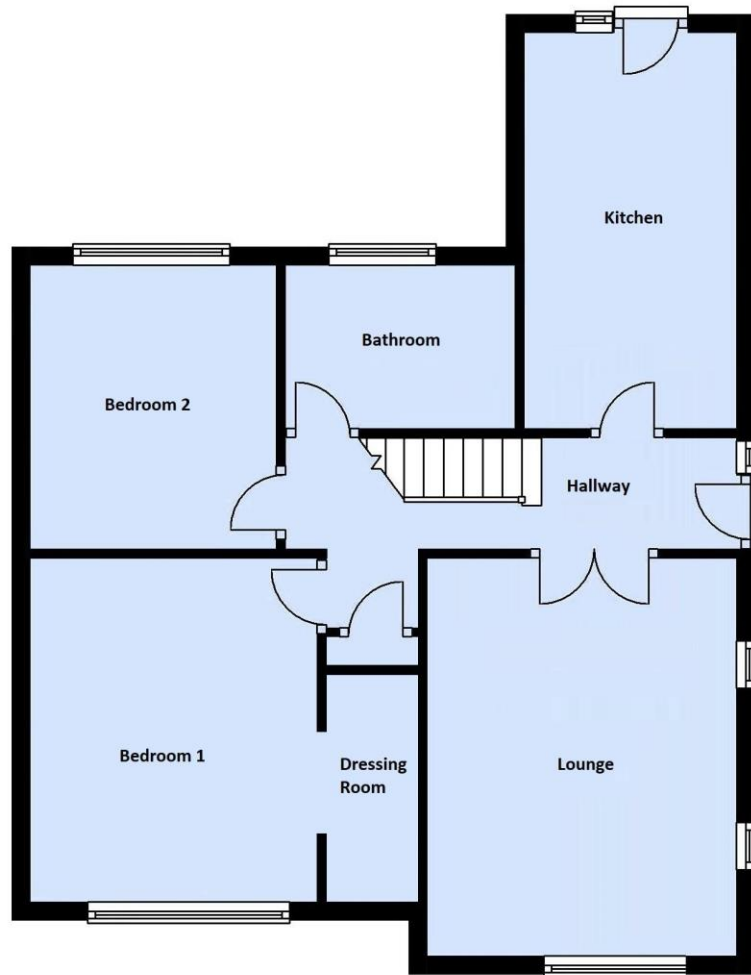
*1.93m (6' 4") x 2.77m (9' 1")*

Fitted with a 3 piece suite comprising low level wc, shower enclosure and pedestal wash hand basin, velux window

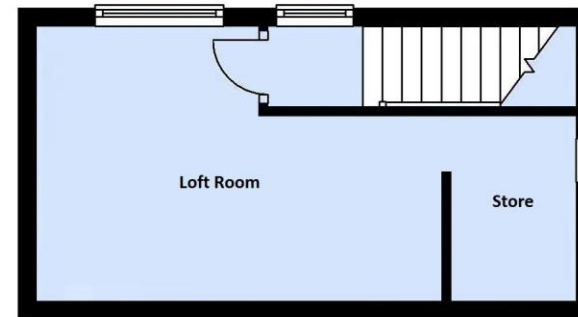
#### **OUTSIDE**

Off road parking to front & side with West facing rear garden

### 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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