



HUNTERS[®]
HERE TO GET *you* THERE

Lennox Court, South Shore, FY4 3JR | £70,000
Call us today on 01253 362640



«Picture6»



«Picture7»

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(95-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	Not energy efficient - higher running costs		
England & Wales		76	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		70	74
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 FIRST FLOOR FLAT WITH OFF ROAD PARKING & NO ONWARD CHAIN INVOLVED**** Hunters are pleased to offer For Sale this First Floor Flat in South Shore, Blackpool. Comprising Communal Entrance, Hallway, Lounge, Kitchen, Bedroom and Shower Room, Externally there are Communal Gardens, Off Road Parking. Please call HUNTERS on 01253 362640 to book your viewing

COMMUNAL ENTRANCE

Intercom entry system, stairs to first floor landing

HALLWAY

Three store cupboards

LOUNGE

2.95m (9' 8") x 4.75m (15' 7")

Double glazed window to rear, electric fire set in feature surround, electric storage heater, built in storage cupboard

KITCHEN

2.34m (7' 8") x 3.38m (11' 1")

Fitted with a matching range of base and wall units with round edged worktops, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, cooker space, double glazed windows to rear

BEDROOM

3.51m (11' 6") x 3.25m (10' 8")

Double glazed window to front, electric storage heater, built in storage cupboard

SHOWER ROOM

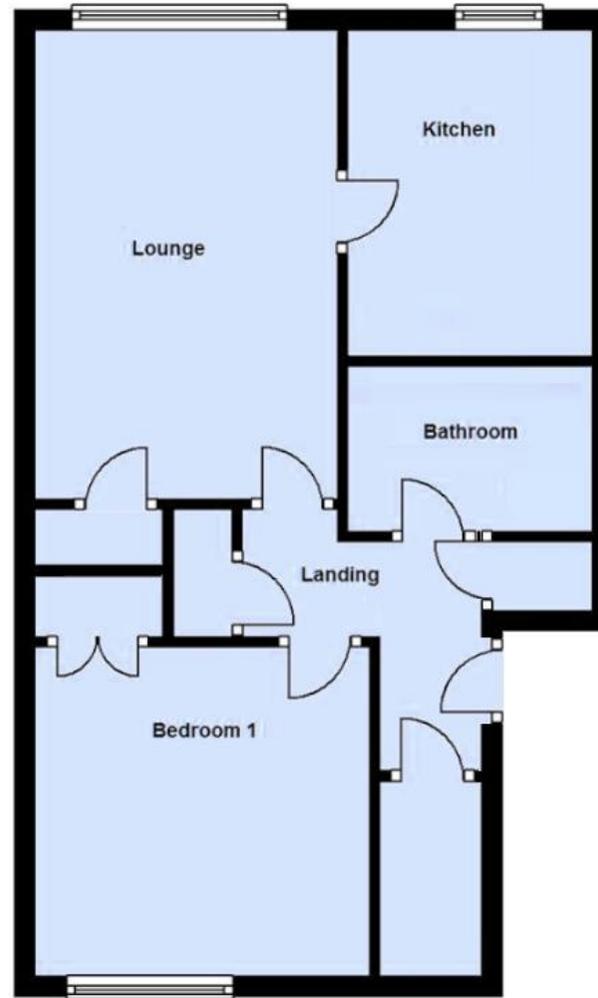
2.26m (7' 5") x 1.55m (5' 1")

Fitted with a stylish 3 piece suite comprising walk in shower enclosure, pedestal wash hand basin and low level wc

OUTSIDE

Landscaped communal gardens

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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