



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

Talbot Lodge, 376 Talbot Road, FY3 7AT | £48,000  
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.



**\*\*TOP FLOOR FLAT IN A CONVENIENT LOCATION - SOLD WITH TENANT IN SITU\*\*** Top Floor Flat close to Layton and Blackpool Town Centre, comprising Entrance Vestibule, Lounge, Kitchen, Bedroom, Bathroom, Outside seating area, No Onward Chain Involved

**ENTRANCE VESTIBULE**

Double glazed entrance door

**KITCHEN**

*1.68m (5' 6") x 4.80m (15' 9")*

Fitted with a matching range of base and wall units with round edge worktops, 1 & 1/2 bowl stainless steel sink with mixer taps and tiled splashbacks, space for fridge & freezer, plumbing for washing machine, double glazed window to front

**INNER HALLWAY**

Storage area to side

**LOUNGE**

*3.15m (10' 4") x 4.88m (16' 0")*

Double glazed window to rear, underfloor heating, decorative cornice style ceiling

**BEDROOM**

*3.02m (9' 11") x 4.80m (15' 9")*

Double glazed window to front, underfloor heating, decorative cornice style ceiling, built in wardrobe

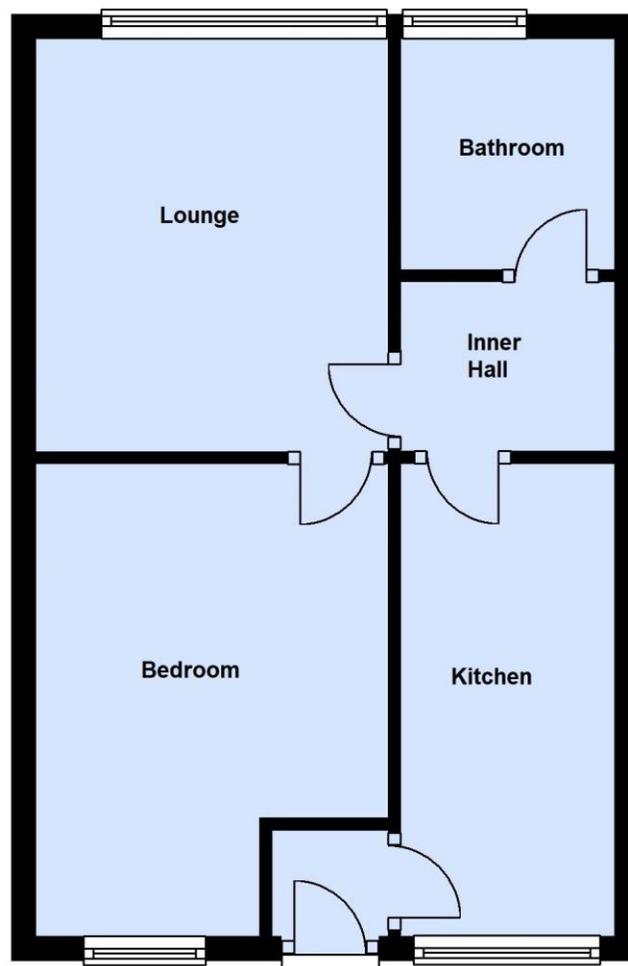
**BATHROOM**

*3.02m (9' 11") x 1.63m (5' 4")*

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

**OUTSIDE**

South facing outside seating area, off road parking in a secure car park



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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