



**HAWES SIDE LANE, BLACKPOOL
FY4 5AL**

£750 PER MONTH

- LOVELY UNFURNISHED SEMI DETACHED FAMILY HOME AVAILABLE TO RENT NOW
- 3 BEDROOMS - 1 BATHROOM - OPEN PLAN LOUNGE/KITCHEN - FRONT AND REAR GARDENS
- CONVENIENT LOCATION FOR AMENITIES, SCHOOLS, TRANSPORT LINKS AND MOTORWAY ACCESS
- DRIVE AND GARAGE - EPC RATING: D



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



7 Orchard Road, Lytham St. Annes, Lancashire FY8 1RY
 T 01253 711511 F 01253 711515 E info@countystateagentsltd.com





Entrance

UPVC entrance door with opaque glass panels either side and above, UPVC double glazed opaque window to the side leads into;

Hallway. Cupboard housing meters, radiator, under stairs cupboard housing boiler, Stairs lead to; the first floor, door leads into;

Open plan Lounge/Dining Room

22'3 x 10'3

UPVC double glazed bay window to front, two radiators, carpet, TV point and telephone point, double glazed French doors to rear, open to;

Kitchen

9'06 x 9'01

Grey tiled flooring, UPVC double glazed window to rear, white gloss contemporary wall and base units with laminate work surfaces, integrated appliances including, one and a half bowl stainless steel sink and drainer, 'Beaumatic' oven, 4 ring electric hob, overhead illuminated extractor fan, fridge and freezer, dishwasher and washing machine, under unit lighting, recessed spot lights

Stairs and First Floor Landing

UPVC double glazed opaque window to side, loft access

Doors lead to the following rooms;

Bathroom

5'11 x 7'06

UPVC double glazed opaque window to rear, three piece contemporary white suite comprising of; bath with overhead waterfall shower with further attachment and glass screen, WC, vanity wash hand basin, tiled to splash backs, tiled to floor, extractor fan, recessed spot lights, wall mounted illuminated mirror



Bedroom Two

10'00 x 9'07

UPVC double glazed window to rear, carpet, radiator

Bedroom One

11'11 x 10'01

UPVC double glazed bay window to front, carpet, radiator and aerial point

Bedroom Three

5'11 x 8'08

UPVC double glazed window to front, carpet, radiator

Rear Garden

Paved garden, brick built single garage with wooden opening doors plus side access door and window

Front Garden

Paved garden and tarmacked driveway with parking for one car

Other Details

Tax Band - C - £1,834.00 Per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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