



**212 NORBRECK ROAD,  
CLEVELEYS,  
LANCASHIRE,  
FY5 1PD**

**£299,950**



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## DETACHED HOUSE ON A SPACIOUS CORNER PLOT WITH SIDE ANNEX.

This very well-presented detached house is situated in a most convenient and desirable location with walking distance of the sea front. The property includes a side annex which would be ideal for a teenager or elderly relative. The accommodation currently comprises; entrance hall, light & airy front reception room, modern dining kitchen with utility room, two bedrooms and bathroom. Well-presented gardens, garage and driveway providing ample parking space.

Early viewing essential.



**STYLE:** Unique detached home with white rendered elevations.

**CONDITION:** An extremely well-presented property, ready to walk into with modern fittings.

**ACCOMMODATION:** Comprising, side entrance hall and staircase leading off. Front reception with feature bay window and fireplace. Open plan living dining kitchen to the rear with modern kitchen fittings and units. A side door from the dining area provides access out to a raised composite decked patio with electrical extending awning. An inner hall off the kitchen leads to a utility area and internal access into the annex. Ground Floor annex: Bedroom, sitting room with patio doors and shower w.c.

**OUTSIDE:** The property enjoys a sunny corner position set behind a low level brick wall to the front and sides with well-maintained borders. A paved patio driveway provides ample parking space and access to the single garage. A side private garden is a real sun trap with screen fencing, lawn and decked patio seating area.

**SERVICES** All mains services are connected, gas central heating and Upvc double-glazing.

**TENURE:** We are advised the tenure of the property is Freehold.

**COUNCIL TAX:** The property is listed from an online search as Council Tax Band E (Blackpool Council).

**VIEWINGS:** By arrangement through the agents office.

**EPC:** To follow.