



Extended three bed detached property

Ground floor WC

Garage

Sought after location close to the beach

NO ONWARD CHAIN

Large Kitchen/diner/family room

Four piece bathroom suite

Off road parking for multiple vehicles



STUNNING PROPERTY* CLOSE TO THE BEACH* NO ONWARD CHAIN A beautiful extended family detached home within walking distance of the beach. With upgrades including CCTV, plus a new roof in 2023, Hive controlled central heating, and TRV's on each radiator, and boasting an EPC rating of C this is an extremely energy efficient property. On internal inspection you will find to the ground floor a generous hallway with stairs to the first floor, door to the ground floor WC, a door to the ample lounge with modern gas fire and a door to the extended kitchen/diner and family room with Velux style windows, and a sliding doors to the rear garden. To the first floor you will find a spacious landing with access to a boarded loft with power and light, here you will also find the hub for the CCTV. Off the landing there are doors to the three good sized bedroom and the four piece family bathroom. Externally to the front is a block paved driveway for multiple vehicles and a low maintenance artificial lawn, access to the garage with an electric up and over door. The low maintenance rear garden has a block paved patio area, artificial lawn and raised deck area, with access to the garage from a rear door.

Norbreck, is a great choice for families from its beautiful coast line, to its great schools, parks and green spaces. Fabulous bars and restaurants in the bustling seaside resort of Cleveleys, the village of Thornton offers its own range of local pubs and dining places, and the market town of Poulton a short drive away. Fabulous transport links from bus, to trams which will have you in the resort of Blackpool in no time. For those looking for a further commute you will find the A585 will give easy access to the motorway links, and Blackpool North train station will give access to National Rail links. This ample family property is worth more than a fleeting glance, give us a call to arrange a viewing to see all this property has to offer.

Accommodation

Ground Floor

Entrance Hall

Entering from the external door into a spacious hallway with a hard wood floor, stairs to the first floor with concealed built in storage drawers. Radiator. Window to the side aspect. Doors to the lounge, WC and kitchen diner.

Lounge

Chimney breast housing a modern built in gas fire place. Window to the front elevation. Radiator.

Ground floor cloaks

Vanity unit housing the wash basin. WC. Electric timed heater. Window to the side aspect.

Kitchen/Diner/Family room

The kitchen area has a range of modern black floor and base units. Black resin sink with tap over. Integral Neff oven, Neff electric hob with extractor over, Neff microwave oven, many sockets with USB ports. Plumbed for a washer. Plumbed for a dishwasher. A space for the fridge with a water filtration system. Two integral wine fridges. A large space with room for a dining table, plus an area to use as a family room with a gas fire. Two radiators. Three Velux style windows with thermal blinds controlled remotely. Sliding doors to the rear garden.

First Floor

Landing

Loft hatch with drop down ladder. The vendor advises us the loft is boarded with power and light and houses the CCTV hub. Window to the side elevation.

Bedroom One

Built in wardrobes. Radiator. Window to the front elevation.

Bedroom Two

Built in wardrobe. Radiator. Window to the rear elevation.

Bedroom Three

Built in high level storage cupboards. Radiator. Window to the front elevation.

Bathroom

Four piece suite, comprising of a shower enclosure with shower from the mains. WC. Vanity unit housing the wash basin with a mirror over. Corner spa bath. A waterproof bathroom TV is conveniently placed to watch whilst you relax in the luxurious spa bath. Chrome towel heater that can be used from the mains central heating system, or electrically for when the full heating system isn't required. Two windows to the side elevation.

Externally

Front garden

Laid with artificial grass for a low maintenance solution. With a large block paved area for parking multiple vehicles.

Rear Garden

Block paved patio area, raised decked area, artificial grass to add to the charm of a low maintenance, easy life style. Borders with a range of fruit trees plus raised vegetable beds. Power and lighting and a cold water external tap. With environmentally friendly water butts. Access to the garage via a door.

Garage

With an electric up and over door to the front and external rear door to access the garden. Power and light supplies.

EPC rating C

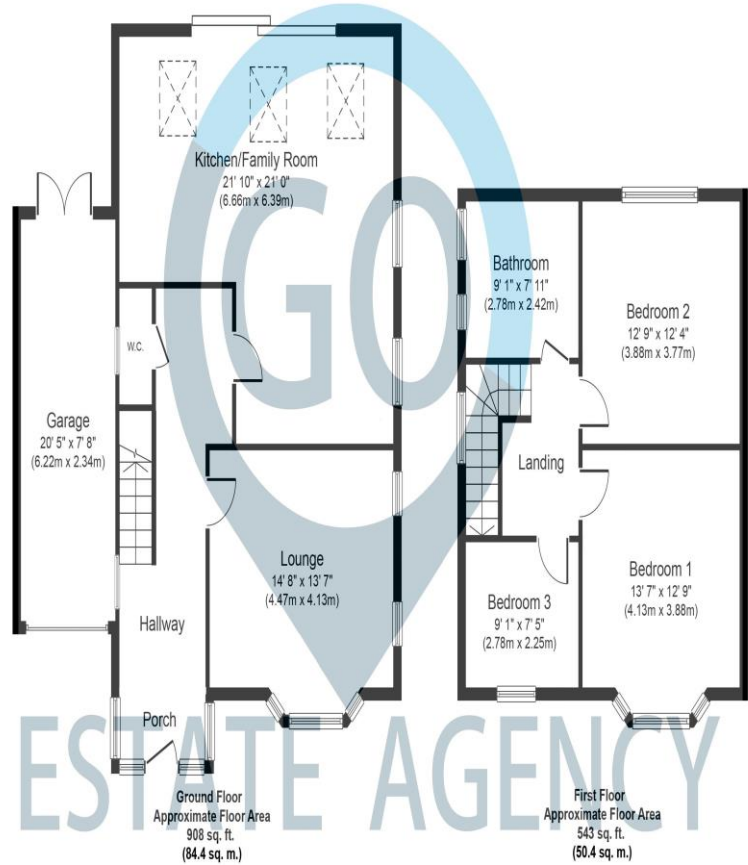
Property tenure Freehold

Council tax band C

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T. 01772 280 240
E. sales@goestateagency.co.uk
W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA