



11 Wilvere Drive, Norbreck,  
FY5 1QA

**£169,950**

**\*\*\* TRADITIONAL STYLE SEMI DETACHED within just 125 YARDS OF THE PROMENADE/SEAFRONT \*\*\***

This is a lovely example of a traditional style, stone-bayed, semi-detached house. The property would benefit from further modernisation, but is well presented and offers **SPACIOUS** accommodation throughout.

In brief; a Porch, Vestibule, Hallway, Ground floor WC, Second Lounge and Breakfast area leading to the **FITTED** kitchen which itself is almost 19ft long. To the first floor are **THREE** bedrooms and a **MODERN** four piece bathroom. There are gardens front and rear, a **SIZEABLE GARAGE** plus **PARKING** and a location literally a stones throw from the seafront and 1 mile from **CLEVELEYS CENTRE**.

No onward chain.

- **THREE** bedrooms
- **THREE** reception areas
- **FITTED** kitchen almost 19ft
- **FOUR** piece bathroom

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- **Part UPVC double glazed**
- **Gas central heating**
- **Gardens**
- **GARAGE + PARKING**
- **Close to SEAFRONT**
- **1 Mile to Town centre.**

**Porch:** UPVC double glazed windows and front door, Tiled floor.

**Hall:** UPVC double glazed inner door, Staircase, Meter cupboard, Radiator.

**Ground Floor WC:** () Low flush WC, Wash basin, Panelled walls.

**Lounge:** 14'2" x 11'6" (4.32 m x 3.51 m) Coved ceiling, Delft shelf, UPVC double glazed bay window, Double radiator.

**Second Lounge:** 14'6" x 11'6" (4.42 m x 3.51 m) Feature fireplace with decorative surround, UPVC double glazed bay window and patio door, Two radiators. Open directly to:-

**Breakfast Room:** 7'0" x 6'6" (2.13 m x 1.98 m) Double radiator. Open directly to:-

**Kitchen:** 18'11" x 7'3" (5.77 m x 2.21 m) Fitted range of wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in hob, oven and microwave, Plumbed for washing machine, Gas central heating boiler, Tiled walls and floor, Two UPVC double glazed windows and rear door.

**First Floor:**

**Landing:**

**Bedroom 1:** 14'1" x 11'7" (4.29 m x 3.53 m) Built in wardrobes, Coved ceiling, UPVC double glazed bay window, Double radiator.

**Bedroom 2:** 14'1" x 11'8" (4.29 m x 3.56 m) Picture rail, Double glazed bay window, Double radiator.

**Bedroom 3:** 7'4" x 6'2" (2.24 m x 1.88 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern four piece suite comprising; Panelled bath, Separate shower cubicle, Integrated low flush WC and vanity wash basin, Part tiled walls, UPVC double glazed window, Radiator.





**Outside:**

**Front:** Paved and concrete with gravelled areas.

**Rear:** Lawned with raised paved patio, Established flowerbeds to border, Numerous plants and shrubs.

**Garage:** Electric roller door, Light.

**Heating:** Gas central heating (NOT TESTED).

**Council Tax:** Band - C £2024.00 (2024/25)

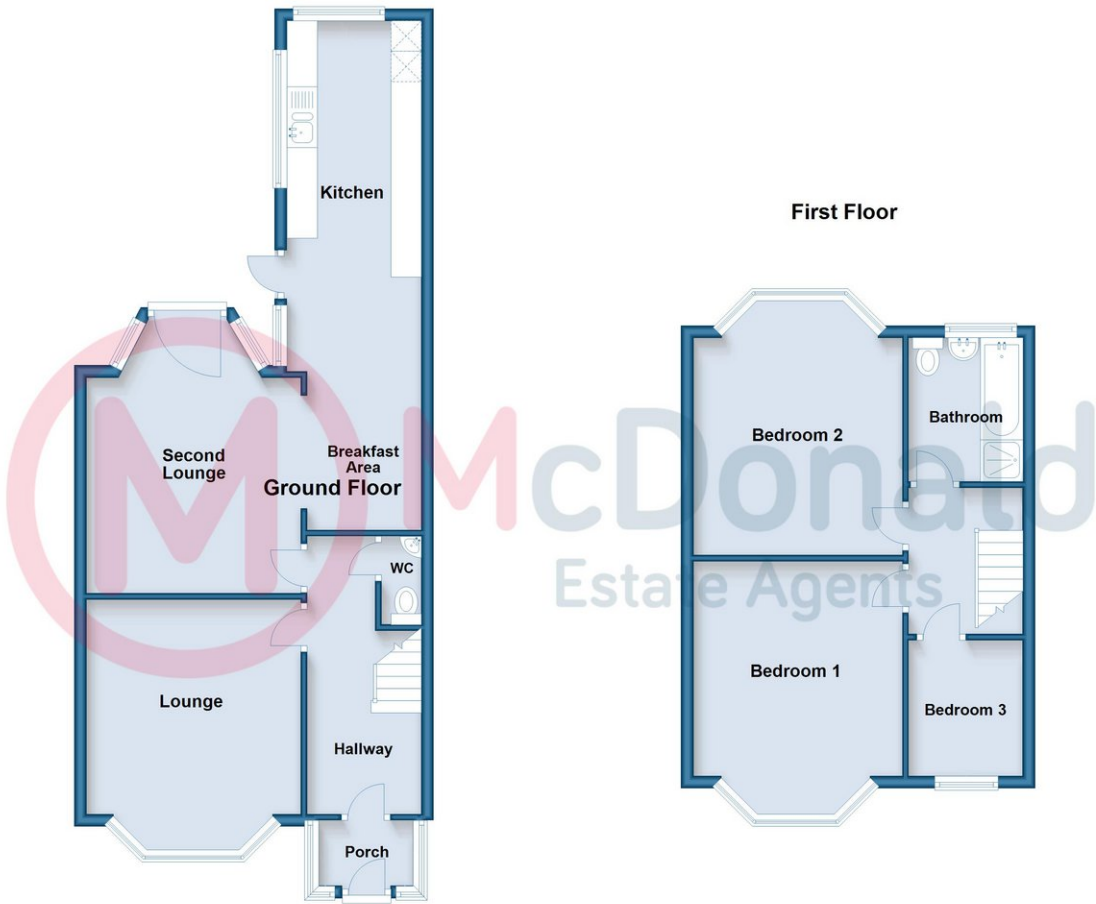


**Directions:** From our office travel towards the seafront turning right onto the Promenade continue past the Norbreck Castle Hotel turning second right into Wilvere Drive.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Wilvere Drive

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