



15 Norcliffe Road, Bispham, Blackpool,
FY2 9AW

£159,950

In a **FANTASTIC** location just one road back from the Promenade, a Semi Detached True Bungalow with two **DOUBLE** Bedrooms, Kitchen and a Dining room which looks on to the lovely, larger than expected, South Westerly facing rear garden, which also has the potential to create impressive levels of parking if required. Just perfect to make into your ideal home, and sold with **NO ONWARD CHAIN**.

- Two Double Bedrooms
- Lounge
- Dining room
- Kitchen
- Bathroom
- Gas central heating
- Gardens - around 60' to the rear
- Two drives and further parking potential



McDonald
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Vestibule: Tiled floor, UPVC double glazed window.

Hall: Radiator.

Lounge: 14'0" x 10'10" (4.27 m x 3.30 m) Fireplace, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Kitchen: 12'1" x 7'0" (3.68 m x 2.13 m) Wall and base cupboard units with complementary worktops, Gas cooker point, Single drainer sink, Built in cupboards, UPVC double glazed window and door, Radiator.

Dining Room: 12'0" x 9'5" (3.66 m x 2.87 m) Built in cupboard housing gas central heating boiler, Double glazed window, Radiator.

Bedroom 1: 14'8" x 10'11" (4.47 m x 3.33 m) Coved ceiling, Double glazed window, Radiator.

Bedroom 2: 11'6" x 7'8" (3.51 m x 2.34 m) Coved ceiling, Double glazed window, Radiator.

Bathroom: Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Mainly concreted with established hedging.

Rear: South-westerly facing, Approximately 60' in length, Laid to a combination of lawn and concrete patio.

Parking: Private drive to both front and rear with concrete hardstanding affording additional parking and potential garage space.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2126.41 (2025/26)



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Directions: From our office travel inland along Red bank Road taking your fifth left into Norcliffe Road.

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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Norcliffe Road

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