



22 Clovelly Avenue,  
Norbreck, FY5 1RU

**Asking Price £145,000**

**An exciting opportunity to purchase a generously sized family property in a highly sought after location, offering exceptional potential to create your dream home!**

**This spacious property is in need of full modernisation, presenting a blank canvas for those looking to put their own stamp on a home with real character and promise.**

**The ground floor comprises three versatile reception rooms, a kitchen, and a rear porch—providing flexible living space perfect for growing families or entertaining guests. Upstairs, the first floor offers three well-proportioned bedrooms, a family bathroom, and a separate W/C.**

**Externally, the property boasts a large west facing rear garden, mainly laid to lawn with a concrete patio—ideal for outdoor dining and enjoying the evening sun. Additional benefits include off-street parking and a garage.**

**Perfectly positioned just 0.4 miles from Queen's Promenade and offering convenient access to both Cleveleys and Bispham, this home combines generous proportions with unbeatable potential in a prime coastal location.**

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1948.



**McDonald**

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- **Spacious family home**
- **Fantastic renovation potential**
- **Sought after location - 0.4 miles from Queen's Promenade**
- **Generous west facing rear garden**
- **Off street parking**
- **Garage**
- **NO CHAIN DELAY**

**Porch:** Stained glass door to hall.

**Hall:**

**Lounge:** 12'11" x 11'2" (12.92 ft x 11.17 ft) Electric fire with wooden surround, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Room:** 12'2" x 11'2" (3.71 m x 3.40 m) Electric wall mounted fire, Coved ceiling, door to rear porch, Radiator.

**Breakfast Room:** 8'7" x 7'2" (2.62 m x 2.18 m) Built in storage cupboard, Under stairs storage, Tiled walls and part tiled floor, UPVC double glazed window.

**Kitchen:** 7'9" x 7'2" (2.36 m x 2.18 m) Fitted wall and base cupboard units with complementary worktops, Freestanding cooker, Stainless steel sink and drainer, Part tiled walls, Door to side, UPVC double glazed window.

**Rear Porch:** 4'10" x 9'3" (1.47 m x 2.82 m) UPVC double glazed patio doors to the rear.

**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 15'1" x 11'2" (4.60 m x 3.40 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 12'0" x 11'2" (3.66 m x 3.40 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 7'1" x 6'7" (2.16 m x 2.01 m) UPVC double glazed window, Radiator.

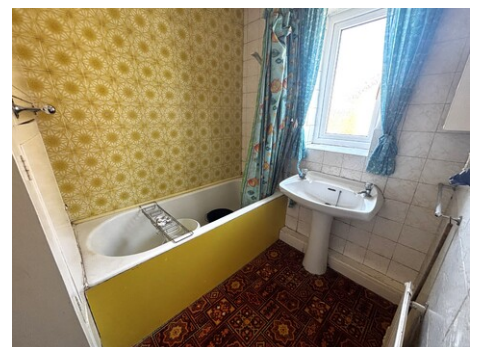
**Bathroom:** Panelled bath, Wash basin, Storage cupboard, Part tiled walls, UPVC double glazed window, Radiator.

**Separate WC:** Low flush WC, UPVC double glazed window.

**Outside:**

**Front:** Concrete driveway with lawned area.

**Rear:** Large west facing rear garden, Mainly lawned with mature shrubs and plants, Concrete patio area.



**Garage:** Detached single garage.

**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 - B £1860.61 (2025/26)

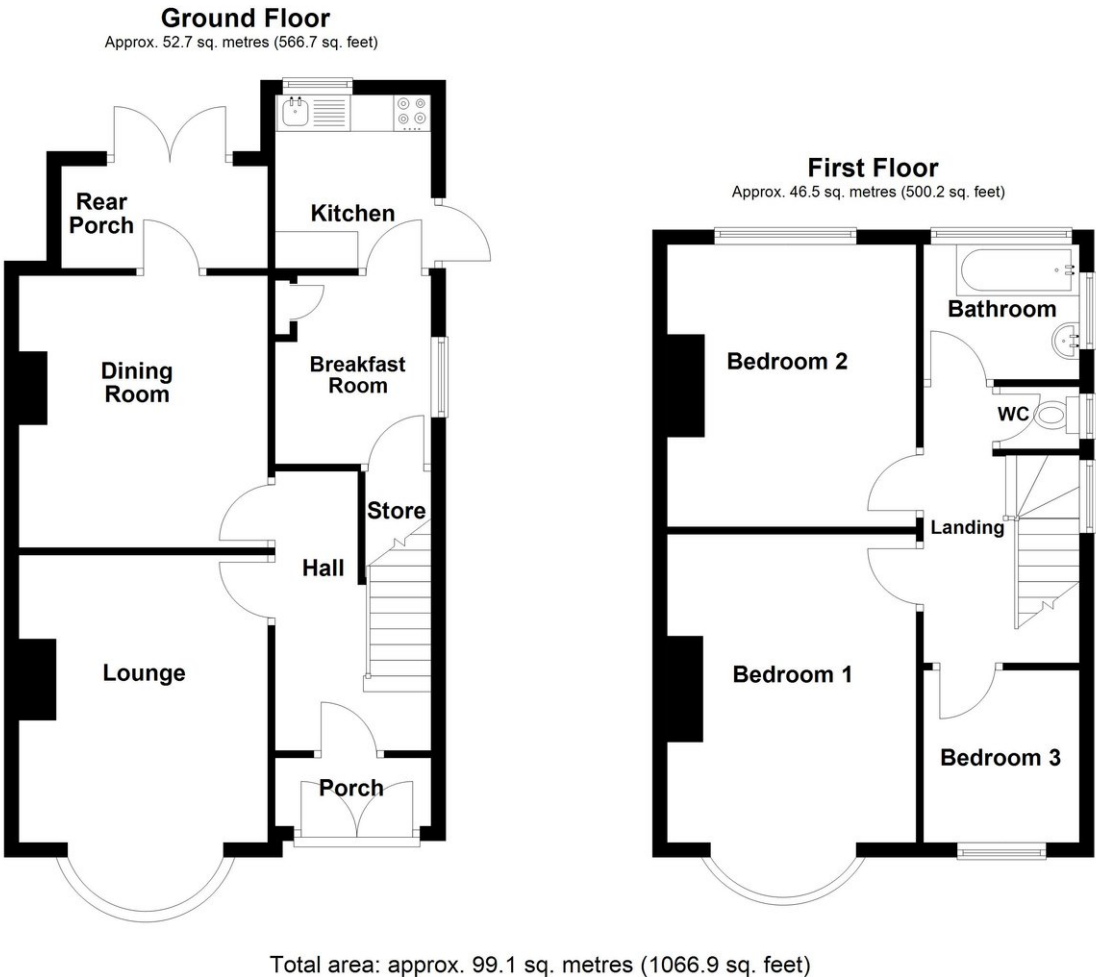


**Directions:** Take Red Bank Road and proceed inland to the roundabout, take the first exit into Devonshire Road, continue along and take the third turning on your left into Guildford Avenue. Clovelly Avenue is the second turning on your right.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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