



70 Kirkstone Drive,
Thornton-Cleveleys, FY5 1QH

£149,950

***** Charming Family Home with Generous Rear Gardens *****

This well-maintained semi-detached property offers a fantastic opportunity for further modernisation and boasts a range of appealing features.

Highlights include a beautifully mature rear garden extending over 90 feet to the far corner, providing ample outdoor space for families or gardening enthusiasts.

The accommodation comprises three bedrooms, two separate reception rooms, a fitted breakfast kitchen, a bathroom, and a separate WC.

Ideally located just 0.2 miles on foot (or 0.6 miles by car) from the seafront and promenade, this property offers the perfect blend of convenience and coastal living.

Offered with no onward chain.

- **THREE** bedrooms
- **Two SEPARATE** receptions
- **BREAKFAST** kitchen

Successfully selling property since
1948.



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



- **Bathroom**
- **Separate Wc**
- **UPVC double glazing**
- **Gas central heating**
- **Rear gardens OVER 90ft**
- **Invaluable GARAGE**
- **No onward chain.**

Ground Floor:

Vestibule: Meter cupboards, UPVC double glazed window and front door, Quarry tiled floor.

Hall: UPVC double glazed window, Radiator, Understairs store with gas central heating boiler, Staircase, UPVC double glazed window.

Lounge: 14'2" x 12'4" (4.32 m x 3.76 m) Fitted living flame coal effect gas fore, UPVC double glazed bay window, Double radiator.

Dining Room: 12'6" x 9'1" (3.81 m x 2.77 m) UPVC double glazed window, Radiator.

Kitchen: 9'2" x 9'0" (2.79 m x 2.74 m) Fitted wall and base cupboard units, Complimentary roil edge work tops and breakfast bar, 1 1/2 bowl Colour co-ordinated sink, Built in Oven, Hob and Extractor hood to feature canopy, Tiled floor, UPVC double glazed windows and rear door, Tiled splashback.

First Floor:

Landing: Spacious landing, UPVC double glazed window, Built in storage cupboard, Loft access.

Bedroom 1: 14'2" x 10'9" (4.32 m x 3.28 m) UPVC double glazed bay window, Radiator, Built in wardrobe to alcove.

Bedroom 2: 12'6" x 10'4" (3.81 m x 3.15 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'5" x 7'5" (2.57 m x 2.26 m) Radiator, UPVC double glazed window, Built in storage cupboard.

Bathroom: Comprising Panelled bath, Pedestal wash hand basin, UPVC double glazed window, Mostly tiled walls.

Separate Wc: Low flush wc, Half tiled walls, Low flush wc.



Outside:

Front Garden: Concreted with flower bed.

Rear Garden: Extensive rear gardens, Mainly lawned, Numerous established plants and shrubs to borders. Length estimated only at OVER 90ft to apex.

Garage: Detached sectional concrete garage, Up and over door.

Heating: Gas central heating (NOT TESTED)

Tenure: We are informed the property is Freehold. Interested parties should seek clarification from their solicitor.

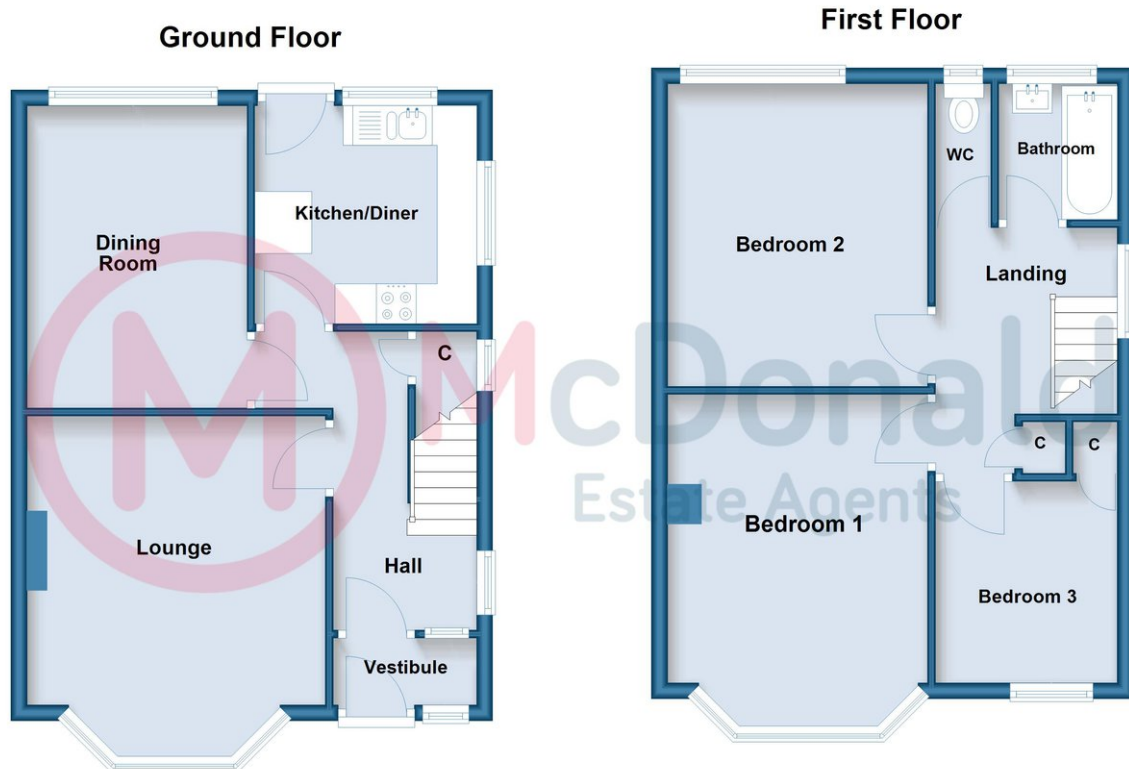
Council Tax: Band C / £2126.41 for 2025/6



Directions: Take Red Bank Road and proceed to the sea front, turn right into Queens Promenade, continue along and take the ninth turning on your right into Norbreck Road. Kirkstone Drive is the first turning on your left hand side.

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.



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.

Plan produced using PlanUp.

Kirkstone Drive

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Successfully selling property since 1948.

