25 Wilvere Drive, Norbreck, Thornton-Cleveleys, FY5 1QA

£218,500

A traditional stone bay Semi which has been EXTENDED to both the side and the rear, now affording superbly versatile levels of accommodation. To the ground floor are two separate Reception rooms plus a Dining Kitchen measuring 17'8 x 15'7, ground floor WC and the integral Garage, whilst to the first floor are FOUR Bedrooms and two Bath/Shower rooms. A fabulous location with the sea front literally at the end of the road, and sold with NO ONWARD CHAIN.

- **Lounge**

- **Dining Room**

- **Dining Kitchen**

- **Ground floor WC**

- **FOUR Bedrooms**

- **Bathroom and separate Shower room**

- **Integral Garage**

- **Gardens**

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Entrance Porch: UPVC windows and door, Tiled flooring.

Hall: Meter cupboard, Staircase to first floor, Coved Ceiling, Under stair storage cupboard, Dado rail, Radiator

Ground Floor WC: Low Flush WC.

Lounge: 14'1" x 11'7" (4.29 m x 3.53 m) Living flame gas fire set in a feature stone effect surround with, Coved ceiling, TV point, UPVC double glazed bay window, Radiator, Double doors to:

Dining Room: 14'1" x 11'7" (4.29 m x 3.53 m) Wood finish flooring, TV point, Coved ceiling, UPVC double glazed bay window, Radiator. Double doors to :-

Dining Kitchen: 17'8" x 15'7" (5.38 m x 4.75 m) Wall and base cupboard units with complementary roll edge worktops, Built in split level oven and hob with extractor, Stainless steel sink with mixer tap, Built in storage cupboard, Plumbed for washing machine, UPVC double glazed windows and door, Radiator. Personal door to Garage.

First Floor:

Landing: Loft access.

Bedroom 1: 14'1" x 11'7" (4.29 m x 3.53 m) TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'1" x 11'7" (4.29 m x 3.53 m) TV point, UPVC double glazed bay window, Radiator.

Bedroom 3: 10'8" x 8'5" (3.25 m x 2.57 m) TV point, UPVC double glazed window, Radiator.

Bedroom 4: 10'8" x 8'5" (3.25 m x 2.57 m) TV point, UPVC double glazed bay window, Radiator.

Bathroom: Three piece suite comprising; Panel bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, Inset lighting, UPVC double glazed window, Towel heater radiator.

Shower Room: Three piece suite comprising; Step in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, Inset lighting, UPVC double glazed window, Radiator.

Outside:

Front:Laid to tarmac.

Rear: Laid to artificial lawn with paved and concreted patio areas and shrub borders.

Parking: Integral Garage with light & power, and additional parking in front.

Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed the property is Freehold. Interested parties should seek clarification from their solicitor.
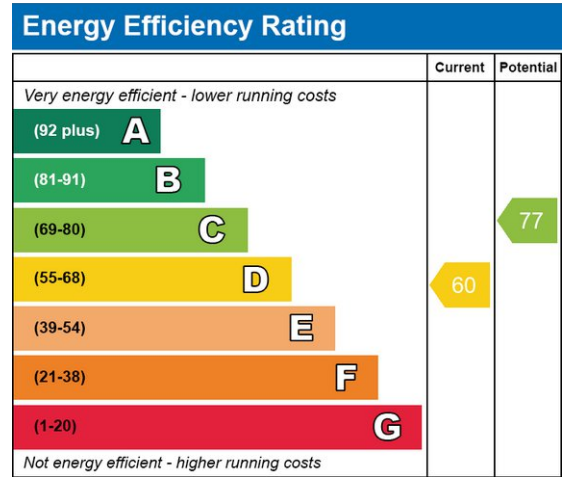
Council Tax: Band C - £2,126.41 for 2025/6

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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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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