



11 Ashwell Place, Norbreck, Thornton-
Cleveleys, FY5 1QS

£174,950

Tucked away in a quiet cul-de-sac location, yet only around a 150m walk to the Promenade, this Semi Detached True Bungalow occupies a lovely plot with a deeper frontage and a Westerly facing rear in the region of 50ft in length. Ready to walk into, yet still offering bags of potential to improve, and sold with NO ONWARD CHAIN.

- Lounge
- Breakfast Kitchen
- Two Double Bedrooms
- Shower room
- Double Glazing
- Gas Central Heating
- Gardens - Westerly facing rear
- Garage



McDonald

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Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Loft access, Built in cupboard, Radiator.

Lounge: 14'0" x 11'10" (4.27 m x 3.61 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed bow bay window, Radiator.

Breakfast Kitchen: 10'11" x 8'9" (3.33 m x 2.67 m) Wall and base cupboard units with complementary worktops and matching breakfast bar, Gas cooker point with extractor, Integrated fridge and freezer, One and a half bowl stainless steel sink with mixer tap, UPVC double glazed window.

Conservatory: UPVC double glazed windows and door, Radiator.

Bedroom 1: 11'10" x 11'10" (3.61 m x 3.61 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'0" x 11'0" (3.35 m x 3.35 m) Built in wardrobes and storage, UPVC double glazed bow bay window, Radiator.

Shower Room: Comprising; Step in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Mainly paved with hedge borders.

Rear: Westerly facing, Around 50' in length, Mainly paved with an artificial lawn area, Timber shed and summerhouse.

Parking: Concrete sectional garage with a private drive and additional parking to the front.

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)

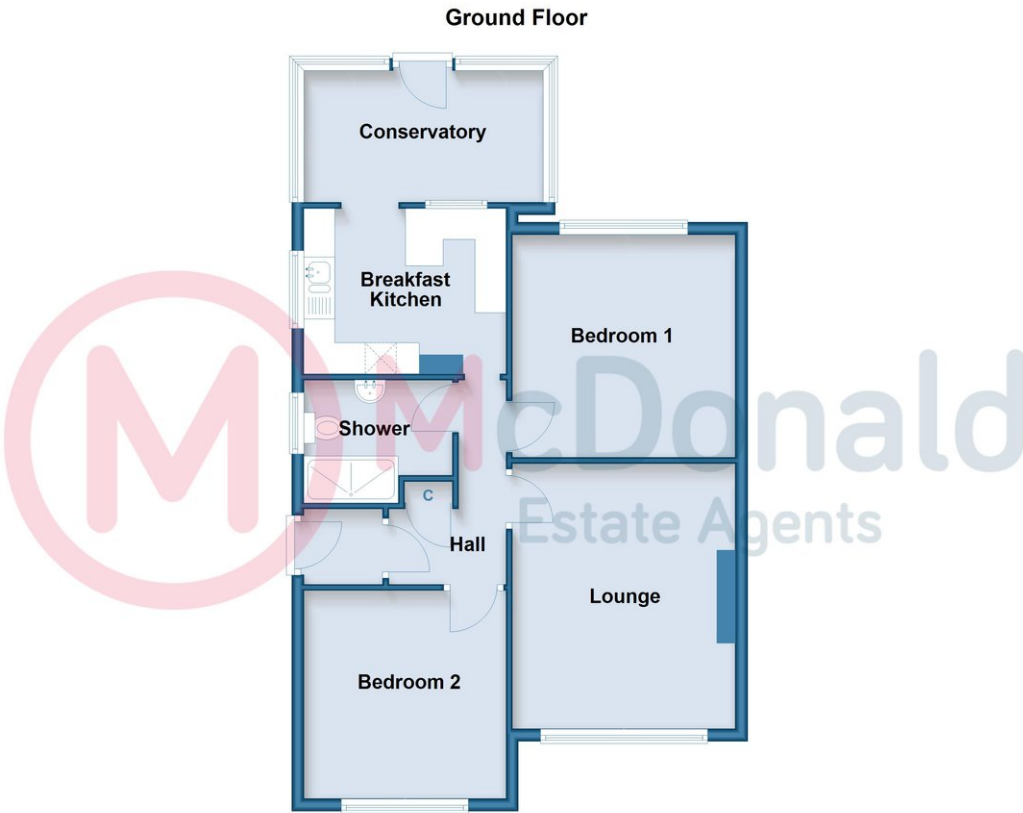


Directions: From our office on Red Bank Road proceed to the sea front, turn right into Queens Promenade, continue along and take the ninth turning on your right into Norbreck Road. Take the first turning on your left into Kirkstone Drive and immediately bear right, take the second left into Elmbank Avenue and Ashwell Place is the first on the right 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

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