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BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN BLACKPOOL
2022 — IN BLACKPOOL
2021 — IN BLACKPOOL

6 Micklegate, Norbreck, FY5 1RG

£178,950

This SPACIOUS semi-detached house would benefit from some further updating but is immaculately presented and offers generous accommodation throughout, together with an impressive plot size.

Originally arranged as THREE DOUBLE bedrooms, the property is now configured as two bedrooms, with the master bedroom being an impressive OVER 22ft x 9ft. The ground floor is equally impressive, with a lounge measuring almost 19ft x 11ft and a dining kitchen to match.

Externally, the property occupies a cul-de-sac location, with the front providing parking for multiple vehicles together with an invaluable GARAGE. To the rear, the property enjoys a sunnier WEST-facing aspect, with lawned gardens extending to approximately 75ft in length.

Located within just 1/3 mile of the PROMENADE / SEAFRONT.

- **Two bedrooms (WAS THREE DOUBLES)**
- **LARGE lounge; LARGE fitted DINING kitchen**
- **Parking PLUS garage**
- **WEST facing rear OVER 75ft**
- **UPVC double glazing; Gas central heating**







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Porch: Staircase, Oak flooring, UPVC double glazed window and front door.

Ground Floor WC: Low flush WC, Vanity wash basin, Oak flooring.

Lounge: 18'11" x 10'11" (5.77 m x 3.33 m) Feature stone effect fireplace with warm air heater, Oak flooring, UPVC double glazed window and patio doors.



Dining Kitchen: 19'1" x 10'11" (5.82 m x 3.33 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor, Microwave housing, Plumbed for washing machine and dishwasher, Built in storage cupboard also housing the warm air heating boiler, Part tiled walls, UPVC double glazed window and rear doors to rear garden.



First Floor:

Landing: Built in cupboard, (False door - previously leading to bedroom 3).

Bedroom 1: 22'3" x 9'9" (6.78 m x 2.97 m) Fitted wardrobes with complementary roll edge worktops to drawer and vanity dresser, Two UPVC double glazed windows. (Previously two separate double bedrooms).



Bedroom 2: 10'10" x 9'3" (3.30 m x 2.82 m) Fitted wardrobe, Vanity dresser and bedside unit, UPVC double glazed window.

Bathroom: Comprising; 'Spa' bath, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed windows, Heated towel rail/radiator.

Separate WC: Low flush WC, Tiled walls, UPVC double glazed window.



Outside:

Front: Lawned, Tarmacadam driveway.

Side: Lawned, Two timber sheds.

Rear: Sunnier west facing aspect, Mostly lawned, Tarmacadam patio, Established flowerbed to border. Over 75ft in length.

Parking: Brick garage with an up and over door, and ample parking for two vehicles to tarmacadam driveway.



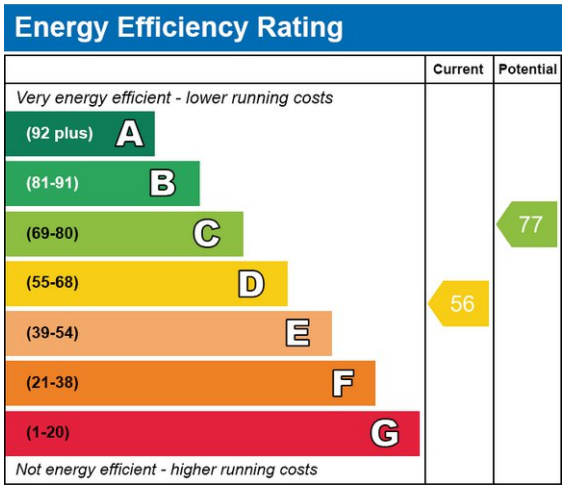
Heating: Warm air heating (NOT TESTED).

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

Council Tax: Band - C £2233.97 (2026/27)

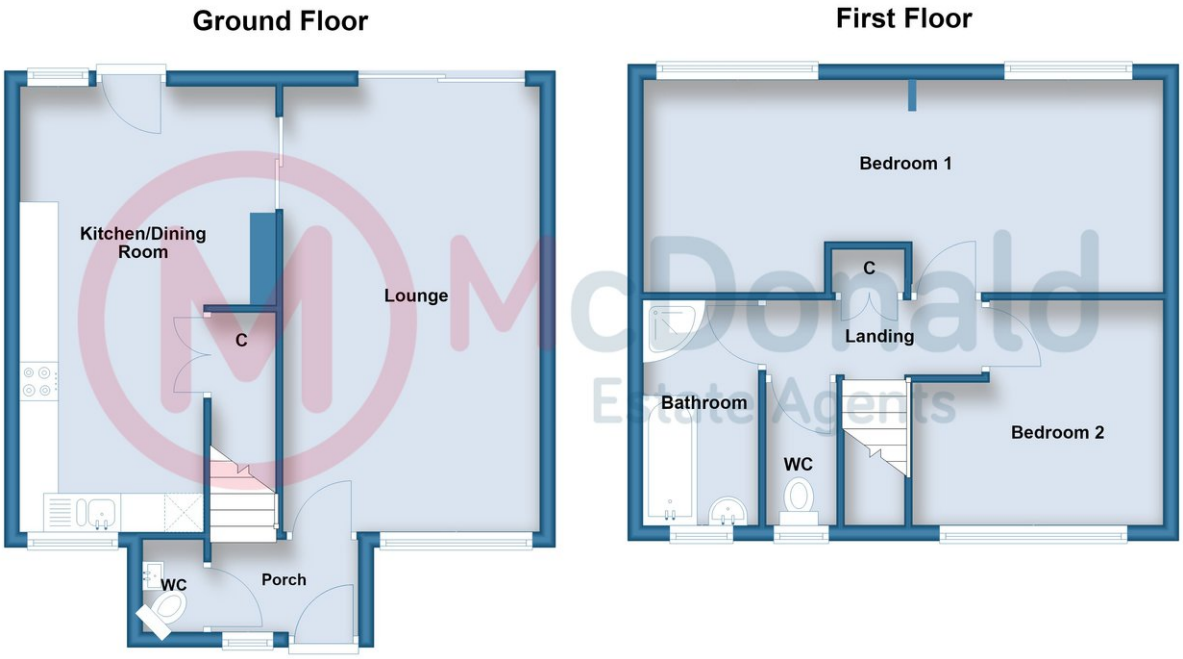
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Directions: From our office on Red Bank Road head inland to the main roundabout, take the first exit onto Devonshire Road and head north. Turn second left onto Guildford Avenue, third right onto Norbreck Road and finally fourth left onto Micklegate.



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.



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Plan produced using PlanUp.

Micklegate

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