



6 Glenmere Crescent, Norbreck,
Thornton-Cleveleys, FY5 1QD

£270,000

Delightfully positioned just one road back from the promenade, with the sea front in view from the first floor rear this beautiful Detached home has been the subject of a comprehensive re-furbishment program to include stunning new Kitchen and Bathroom facilities and a contemporary decor theme throughout. A true **TURNKEY PROPERTY**, sold with no onward chain

- Lounge
- Newly fitted Dining Kitchen
- Three Bedrooms
- Newly fitted Bathroom
- Westerly facing rear
- Garden room - ideal office/studio
- Bar
- Garage

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01253 398 498

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Hall: Coved ceiling, Recessed lighting, Meter cupboard, UPVC double glazed window, Radiator.

WC: Low flush WC, Wash basin, UPVC double glazed window.

Lounge: 14'10" x 13'1" (4.52 m x 3.99 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 22'0" x 12'6" (6.71 m x 3.81 m) ('L' shaped). Superb newly fitted wall and base cupboard units with low profile worktops, Built in oven and hob with extractor, Integrated fridge, freezer, washing machine and dishwasher. Recessed lighting, Laminate flooring, Single drainer sink with mixer tap, UPVC double glazed French doors to rear garden, UPVC double glazed window, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window, Radiator.

Bedroom 1: 13'1" x 12'10" (3.99 m x 3.91 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 12'10" x 12'5" (3.91 m x 3.78 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'9" x 7'3" (2.67 m x 2.21 m) UPVC double glazed window, Radiator.

Bathroom: Stunning newly fitted four piece bathroom comprising; Panelled bath, Walk in shower cubicle, Low flush WC, Wash basin, tiled floor, Part tiled walls, Recessed lighting, Built in cupboard housing gas central heating boiler, UPVC double glazed windows, Towel heater radiator.

Outside:

Front: Mainly laid to lawn.

Rear: Westerly facing, Split level timber decks and gravelled area.

Summer House: 15'5" x 11'10" (4.70 m x 3.61 m) Light and power.

Bar: 11'5" x 7'4" (3.48 m x 2.24 m) Light and power.

Parking: Brick garage to the rear, possible off street 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.

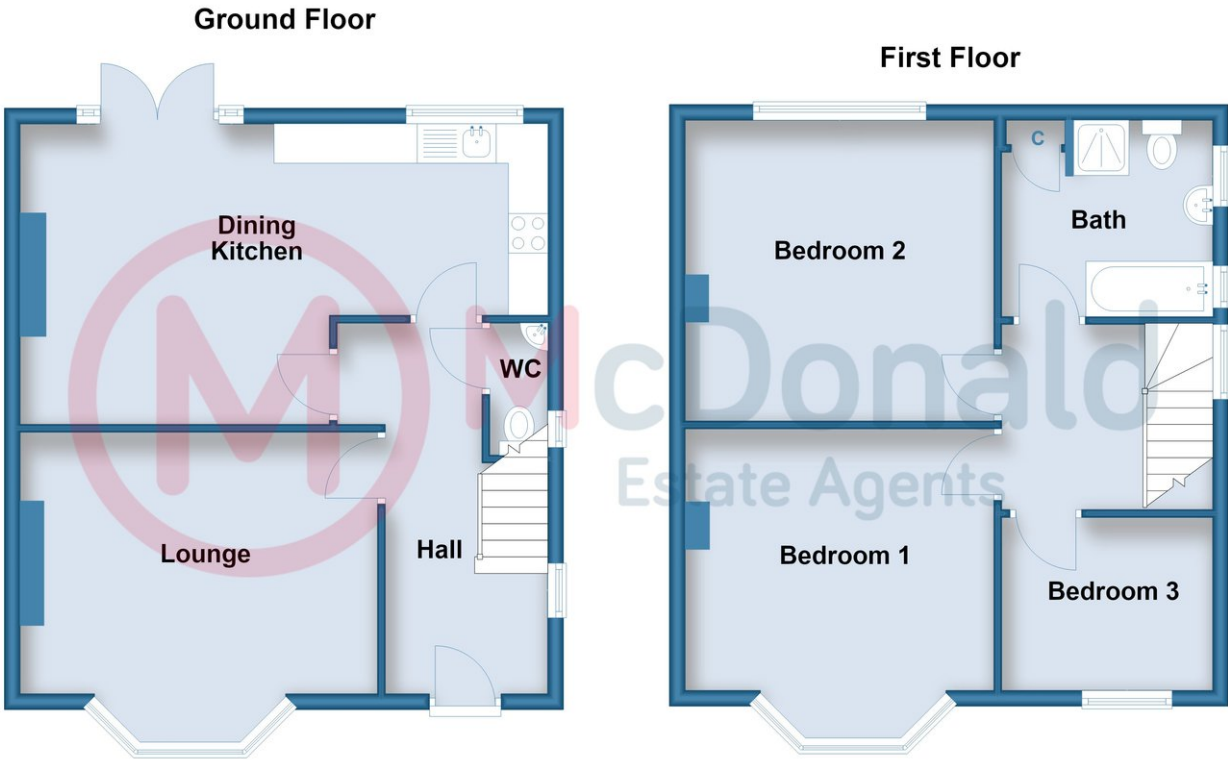
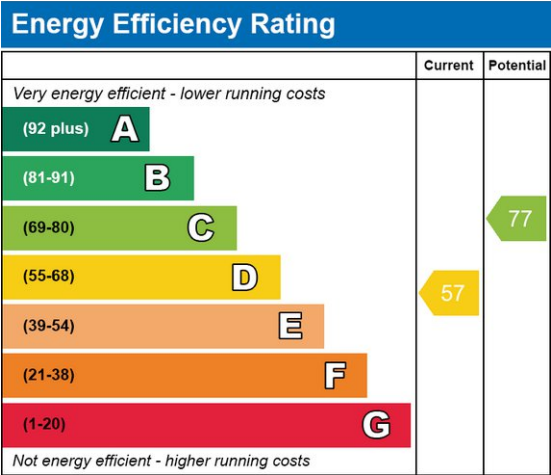
Council Tax: Band - C £2233.97 (2026/27)



Directions: From our office travel along Red Bank Road towards the sea front, at the traffic light junction turn right onto Queens Promenade. Continue past the Norbreck Castle Hotel and take the first right into Norkeed Road, Glenmere Crescent is the first turning on the 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.



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Glenmere Avenue

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