



**12 NORMOSS ROAD,
BLACKPOOL,
FY3 0AL**

£475,000



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LARGE FOUR/FIVE BEDROOM DETACHED FAMILY HOME WITH FRONT VIEWS OVER FARMLAND.....

An exceptional and generously proportioned detached family residence, offering approximately **2,400 sq. ft.** of contemporary living space. Situated in a sought-after position, this impressive property offers expansive reception rooms, large bedrooms (three en-suites), and the advantage of **no onward chain**.

Complete with in-and-out driveway, a large rear garage, and surrounding gardens, this home is perfect for growing or perhaps multi generation families seeking a house ready to walk into and close to good facilities including schools, shopping and transport routes.



Ground Floor. Upon entering, you are welcomed by a light and large reception room with fitted wood burning stove. The ground floor layout has been designed to maximize space including a ground floor fifth bedroom or large office / playroom with an en-suite shower room. The heart of the home is the modern spacious, fitted kitchen with dining area and leading off separate utility room with cloak room W.C. **First Floor.** The impressive proportions continue upstairs with the landing leading to the bedroom accommodation and loft. The property features good size bedrooms, providing good space for the whole family! Two of the principal bedrooms boast their own en-suite facilities, while the remaining bedrooms are served by a fitted family bathroom. **Exterior & Gardens.** The front of the property features an in-and-out driveway, providing parking for multiple vehicles and patio areas. To the rear, the private garden offers further patio areas and down to the side. A large, detached garage located at the rear, provides secure parking or potential for a fantastic workshop space, or additional storage.



KEY FEATURES

Substantial Living Space: Approximately 2,400 sq. ft. of bright, modern accommodation.

No Chain: Offered with vacant possession and no onward chain for a hassle-free purchase.

En-Suite Bedrooms: Four or five impressive, good size bedrooms, including three with contemporary en-suite shower rooms.

Expansive Reception Rooms: Comfortable and modern layout, ideal for family living.

In-and-Out Driveway: Provides extensive off-road parking and access to the rear.

Detached Large Garage: Situated to the rear, offering excellent storage or workshop potential.

Desirable Location: Positioned in a popular residential area close to local amenities, schools, and transport links.

SERVICES: All main services are connected, gas central heating installed.

TENURE: We are advised the tenure of the property is freehold.

EPC: D

