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102 Kirkstone Drive, Norbreck,
Thornton-Cleveleys, FY5 1QH

£175,000

Built in the desirable 'Hall to Hall' style, this Semi-detached property is ready to move into whilst still offering a fantastic opportunity for further modernisation to really stamp your own mark. In a great position with a Westerly facing rear, only around a 150m walk to the seafront, and sold with **NO ONWARD CHAIN.**

- Three Bedrooms
- Lounge
- Dining kitchen
- Sun Lounge
- Shower room
- UPVC double glazing
- Gas central heating
- Westerly facing rear Garden
- Garage



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Hall: Meter cupboard, UPVC double glazed door, Radiator.

Lounge: 13'10" x 11'2" (4.22 m x 3.40 m) Feature fireplace with inset fire, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 17'0" x 9'9" (5.18 m x 2.97 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Gas cooker point, Plumbed for washing machine, UPVC double glazed window, Radiator.

Sun Lounge: 14'9" x 6'6" (4.50 m x 1.98 m) UPVC double glazed windows and door.



First Floor:

Landing: Loft access, Built in airing cupboard.

Bedroom 1: 13'10" x 9'10" (4.22 m x 3.00 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'10" x 9'10" (3.30 m x 3.00 m) TV point, UPVC double glazed window and door, Radiator.

Bedroom 3: 7'0" x 6'8" (2.13 m x 2.03 m) UPVC double glazed window, Radiator.

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



Outside:

Front: Laid to slate chippings with flower border.

Rear: Westerly facing, Mainly laid to lawn with paved patio area, Established borders.

Parking: Private driveway and garage.



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)



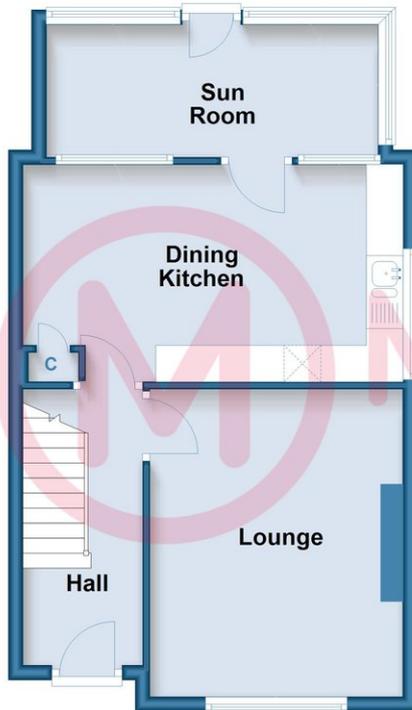
Directions: Take Red Bank Road and proceed to the sea front, turn right into Queens Promenade, continue along and take the ninth turning on your right into Norbreck Road. Kirkstone Drive is the first turning on your left hand side.

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		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Kirkstone Drive

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