



31 Wilson Square, Norbreck,
FY5 1RF

£224,950

This **EXTENDED** Family Home is sat in a lovely spot, with a beautiful rear Garden which is in excess of 75' which then backs onto school playing fields. Immaculately presented throughout every inch, in addition to the three Bedrooms and stunning modern Bathroom the property boasts three open plan Reception areas which span over 35', a superb modern Breakfast Kitchen and a ground floor WC. Truly a credit to the current owners, **NEEDS TO BE SEEN !**

- Three Reception areas
- Modern Breakfast Kitchen
- Ground floor WC
- Three Bedrooms
- Modern Bathroom
- Gorgeous rear Garden
- Parking



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
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Hall: Meter cupboard, UPVC double glazed windows and door, Radiator.

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

Lounge: 14'3" x 10'6" (4.34 m x 3.20 m) Feature media wall and built in alcove seating, TV point, Coved ceiling, Recessed lighting, UPVC double glazed bay window, Vertical radiator. Glazed doors to:-

Open Plan Living Room: 21'4" x 10'4" (6.50 m x 3.15 m) Recessed lighting, TV point, Coved ceiling, UPVC double glazed doors to rear garden, Vertical radiator.

Breakfast Kitchen: 17'9" x 6'8" (5.41 m x 2.03 m) Modern fitted wall and base cupboard units with low profile worktops and matching breakfast bar, Built in Bosch oven and hob with extractor, One and a half bowl Franke sink with mixer tap, Integrated washing machine and dishwasher, Vertical radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 14'3" x 10'6" (4.34 m x 3.20 m) Recessed lighting, UPVC double glazed bay window, Vertical radiator with inset mirror.

Bedroom 2: 11'5" x 10'6" (3.48 m x 3.20 m) Recessed lighting, UPVC double glazed window, Radiator.

Bedroom 3: 6'9" x 6'7" (2.06 m x 2.01 m) Recessed lighting, UPVC double glazed window, Radiator.

Bathroom: Stunning modern three piece bathroom comprising; 'Whirlpool' bath with shower over, Vanity wash basin, Low flush WC, Tiled walls and floor, Recessed lighting, Towel heater radiator, UPVC double glazed window.

Outside:

Front: Lawn and flower borders.

Rear: A fabulous rear garden, Over 75' in length, A combination of lawn and patio/sitting areas, Established trees, shrubs and plants.

Parking: Off street parking.

Garage: Over 20ft in length, currently used for storage.

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)

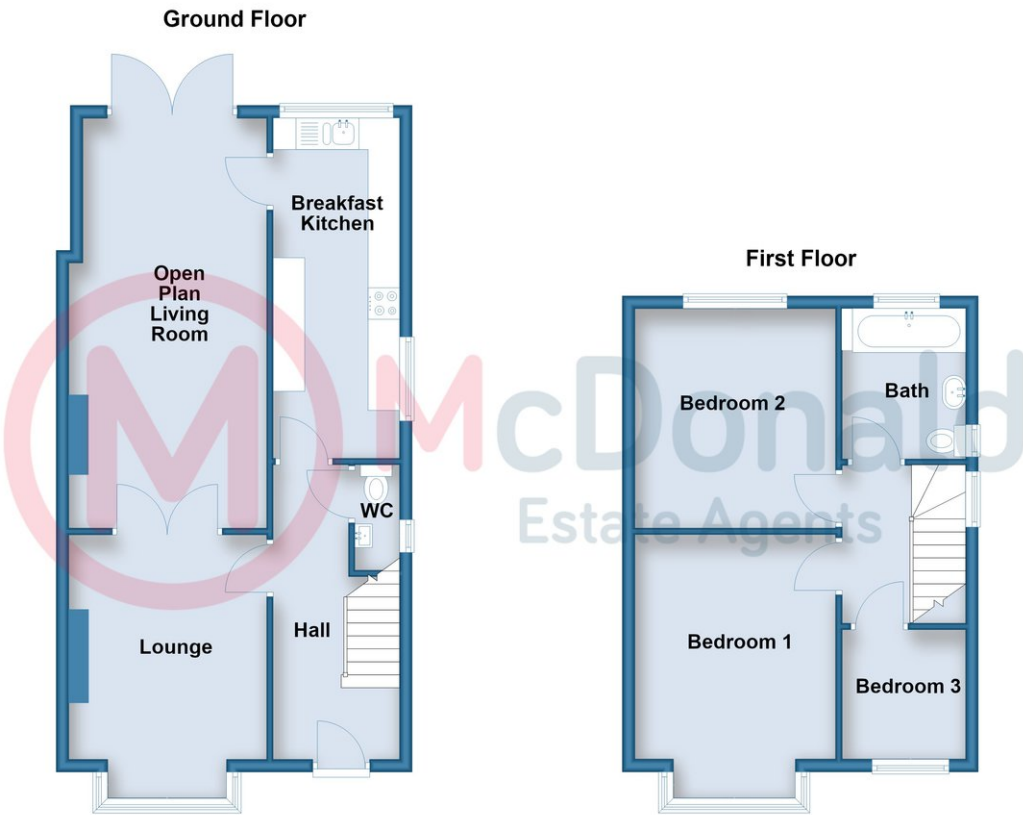


Directions: From our office on Red Bank Road proceed inland to the roundabout and turn left into Devonshire Road. Wilson Square is the fifth turning on the left.

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	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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