



18 Sheringham Avenue, Norbreck,
Blackpool, FY5 3AD

£159,950

***POTENTIAL, POTENTIAL, POTENTIAL ***

A handsome Extended Semi affording impressive living accommodation, to include a Lounge and Dining Kitchen both over 20' plus a further separate Dining Room. No. 18 would benefit from some updating, so is that perfect blank canvas to make your own, and is sold with **NO ONWARD CHAIN.**

- Lounge - over 20'
- Dining room
- Dining Kitchen - over 20'
- Three Bedrooms
- Bathroom
- Gardens
- Garage space and Parking

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Hall: Coved ceiling, UPVC double glazed window and door, Radiator.

Dining Room: 13'5" x 11'6" (4.09 m x 3.51 m) Fireplace, TV point, Coved ceiling, UPVC double glazed bay window, Radiator. Glazed doors to :-

Lounge: 20'5" x 10'5" (6.22 m x 3.17 m) Coved ceiling, TV point, UPVC double glazed patio doors to the rear Garden, Radiator.

Dining Kitchen: 20'5" x 7'3" (6.22 m x 2.21 m) Wall and base cupboards with complementary worktops, Built in oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Integrated fridge freezer and washer, Coved ceiling, UPVC double glazed windows and door, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 13'8" x 10'5" (4.17 m x 3.17 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 10'8" x 10'5" (3.25 m x 3.17 m) Loft access, UPVC double glazed window, Radiator.

Bedroom 3: 6'10" x 6'6" (2.08 m x 1.98 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; 'P' shape bath with shower over, Integrated low flush WC and wash basin, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to lawn

Rear: Lawn and concrete patio with established trees and shrubs.

Parking: Garage space and parking

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, at the roundabout turn left into Devonshire Road. Take the sixth right into Mossom Lane, and finally first right into Sheringham Avenue.

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		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Sheringham Avenue

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