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BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN BLACKPOOL
2022 — IN BLACKPOOL
2021 — IN BLACKPOOL

91 Norcliffe Road, Bispham, Blackpool, FY2 9EN

£199,950

A stylish Semi Detached home built in the attractive 'M' pitch design. Really nicely presented throughout, the property also boasts superb modern style Breakfast Kitchen and Shower Room facilities, a Loft/Hobby room and a South Westerly facing rear Garden which leads out to the ever invaluable Garage. A super location less than 500m from both Red Bank Road and the promenade, early viewing will be vital.

- **Two Reception Rooms**
- **Modern Breakfast Kitchen**
- **Ground floor WC**
- **Three Bedrooms**
- **Modern Style Shower Room**
- **Loft/Hobby Room**
- **Gardens - South Westerly facing rear**
- **Garage and Parking**

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

Ground Floor WC: Low flush WC, Wall mounted wash basin, UPVC double glazed window.

Lounge: 13'2" x 11'2" (4.01 m x 3.40 m) Feature fireplace with a lovely inset solid fuel Stove, Coved ceiling, Laminate flooring, TV point, UPVC double glazed patio doors to the rear garden, Radiator. Archway to :-

Dining Room: 12'9" x 12'3" (3.89 m x 3.73 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Breakfast Kitchen: 16'10" x 8'5" (5.13 m x 2.57 m) Stunning modern fitted wall and base cupboard units with complementary worktops and matching breakfast bar, Split level double oven and hob with extractor over, Integrated dishwasher, Stainless steel sink and drainer, Integrated American style fridge freezer, Recessed lighting, Plumbed for washing machine, Tiled floor, UPVC double glazed windows, UPVC door, Radiator.

First Floor:

Landing: Staircase to loft, UPVC double glazed window.

Bedroom 1: 12'3" x 10'4" (3.73 m x 3.15 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'2" x 10'4" (4.01 m x 3.15 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 8'7" x 7'2" (2.62 m x 2.18 m) Built in wardrobe, UPVC double glazed window, Radiator.

Shower Room: Modern three piece comprising; Walk-in shower, Low flush WC, Pedestal wash basin, UPVC double glazed windows, Towel heater/radiator.

Loft/Hobby Room: 12'6" x 11'1" (3.81 m x 3.38 m) Eaves storage, Double glazed Velux window, Radiator.

Outside:

Front: Mainly block paved with a raised bed.

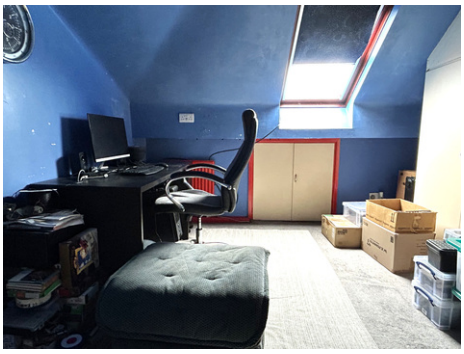
Rear: South-west facing, Laid to lawn with paved patio, Water tap, Rear access to garage.

Parking: Detached concrete sectional garage to the rear with private drive and 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.

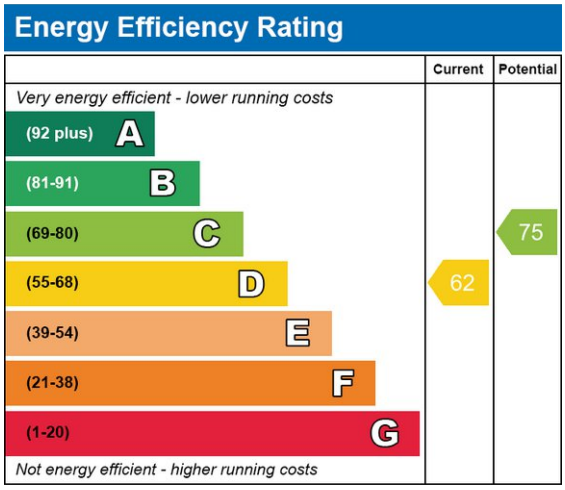
Council Tax: Band - C £2233.97 (2026/27)

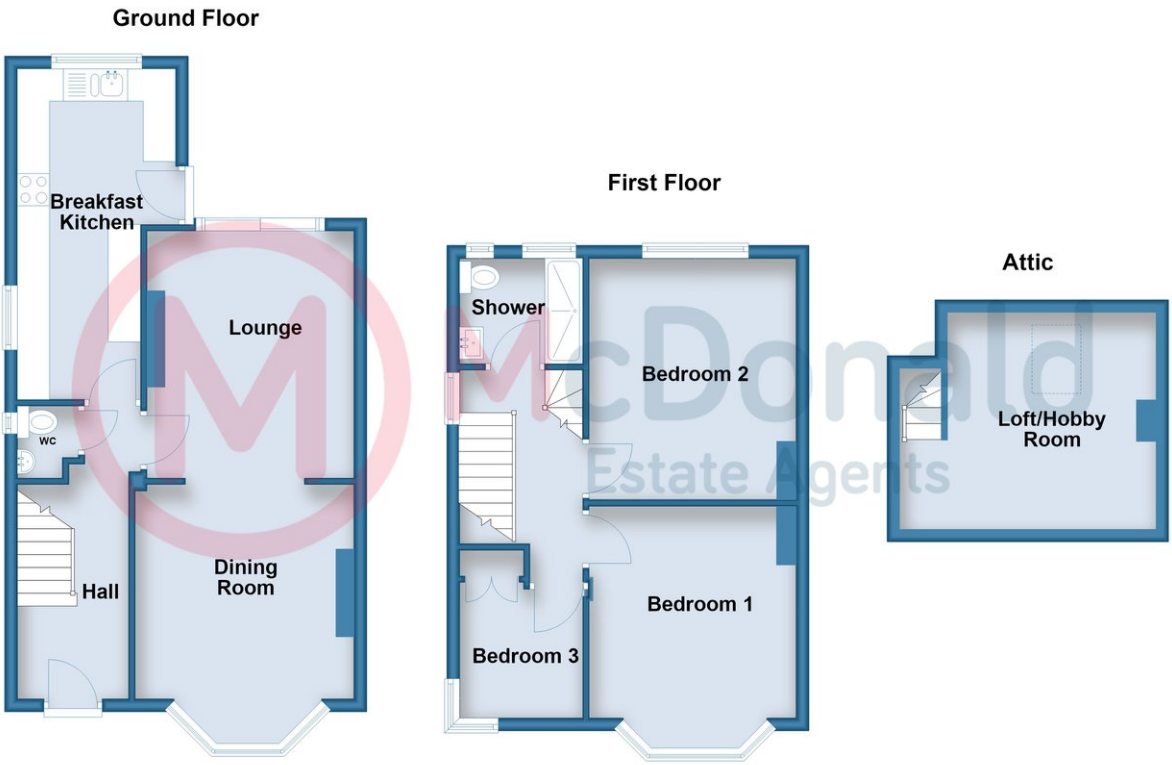


Directions: Travel inland along Red Bank Road taking the fifth turning on the left hand side onto Norcliffe Road.

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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Plan produced using PlanUp.

Norcliffe Road

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