



19 Woodridge Avenue, Norbreck, FY5 1PP

Two Double Bedroom Semi Detached Bungalow

£214,950

2 1 1



Two bedroomed semi detached bungalow in popular location!

Shoreline Estates are delighted to present this beautifully maintained two-bedroom semi-detached bungalow, situated in a highly popular residential location in Norbreck, just a short distance from the promenade, local shops and excellent transport links.

The property offers bright, well-presented accommodation throughout and would make an ideal home for those looking for comfortable single-level living in a convenient coastal location.

Positioned within easy reach of Norbreck Promenade and the seafront, along with everyday amenities, shops and regular transport links into Blackpool, Cleveleys and surrounding areas, this is a property that is sure to appeal to a wide range of buyers.

Early viewing is highly recommended to appreciate the location, presentation and generous accommodation this lovely bungalow has to offer.

Vestibule

UPVC front door, meter cupboards,

Hallway Double radiator,

Lounge 13'11ft in x 13ft 5in)

Living flame wood burner style freestanding electric fire set in complimentary hearth and surround. uPVC double glazed bay window, Radiator.

Kitchen 12ft 7in x 10ft 6in

A range of modern wall and base cupboard units with complementary worktops and single drainer sink with mixer tap, Plumbed for a washing machine and dishwasher, Part tiled walls, Two uPVC double glazed windows, uPVC double glazed door, Radiator.

Key Features

- Popular Residential Location
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens Front & Rear
- Spacious Accommodation
- Detached Garage & Driveway
- Early Viewing Essential

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57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

Bedroom 11’7in x 11’1in

Fitted wardrobe and drawers, UPVC double glazed window to front elevation, Radiator

Bedroom 12’ x 11’10”

Fitted wardrobe and drawers, UPVC double glazed window to rear elevation, Radiator

Bathroom

Well-presented modern shower room comprising of, corner walk in shower cubicle, Vanity wash hand basin and Low flush wc, Part tiled walls, Tiled floor, UPVC double glazed window, Towel heater radiator.

Separate WC

Low Flush Wc, Wash hand basin, uPVC double glazed window, Radiator.

Outside

Parking

Private driveway providing off street parking and access to the detached brick garage with up and over door.

Front Garden

The front garden is mainly paved with borders containing established bushes and shrubs.

Rear Garden

Private enclosed rear garden designed for low maintenance and outdoor living. A spacious paved patio area providing a perfect setting for outdoor seating and entertaining. Laid to lawn with established borders containing bushes and shrubs adds character to the space and offers opportunity to further landscaping or planting.

GENERAL

TENURE

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.)

FIXTURES & FITTINGS

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION

Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers’ instructions and should be used as guidance only.

WARRANTIES

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

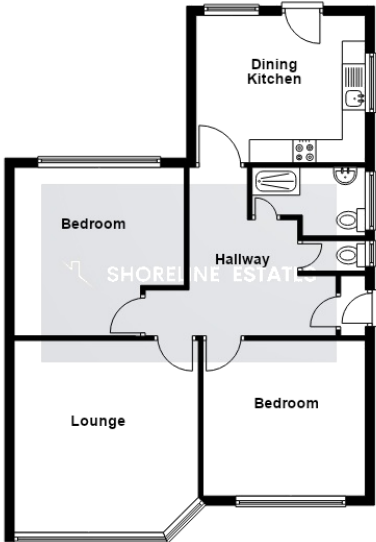
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

FREE VALUATION

If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Get in touch

FOR APPOINTMENTS AND
ENQUIRIES

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Service To Meet Your Needs
And Exceed Your Expectations



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