



117 Norbreck Road,
Thornton-Cleveleys, FY5 1QF

£229,950

***** DEVELOPMENT / INVESTMENT OPPORTUNITY *****

A DETACHED bungalow offering excellent potential to modernise and build in significant additional value.

Originally designed as a THREE-BEDROOM home, the property is currently arranged as two bedrooms, with the master suite incorporating a spacious lounge area and separate dressing room.

There is also a generous, light-filled SUN LOUNGE with four large windows and direct access to the WEST-FACING rear garden, ideal for enjoying the afternoon and evening sunshine.

An excellent opportunity for further development and value enhancement.

NO ONWARD CHAIN.

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1948.



McDonald

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- **2/3 Bedrooms**
- **Lounge / Dining Room**
- **LARGE Sun Lounge**
- **Shower Room**
- **Separate Wc**
- **UPVC double glazing**
- **Gas central heating**
- **WEST facing**
- **Parking and Garage.**
- **No chain**



Vestibule: UPVC double glazed front door and window, Meter cupboard, Tiled floor.

Hallway: Louvred cloaks cupboard, Loft access, Louvred cupboard housing combi gas central heating boiler, Wood effect laminate flooring, Radiator.

Lounge: 17'7" x 12'10" (5.36 m x 3.91 m) Feature stone fire surround and display, Coved ceiling, Three UPVC double glazed windows including bay window, Two radiators.

Master Suite:

... **Bedroom 1:** 12'4" x 11'10" (3.76 m x 3.61 m) Wood effect laminate flooring, UPVC double glazed window, Radiator. Archway to:-

...**Dressing Room:** 12'4" x 7'4" (3.76 m x 2.24 m) (Previously as bedroom 3). Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 12'5" x 9'11" (3.78 m x 3.02 m) Wood effect laminate flooring, UPVC double glazed window, Radiator. Double glazed patio doors to:-

Sun Lounge: 22'7" x 9'0" (6.88 m x 2.74 m) Four UPVC double glazed windows, UPVC double glazed side and patio doors to rear garden, Double radiator.

Breakfast Kitchen: 13'4" x 9'5" (4.06 m x 2.87 m) Modern range of Shaker style wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Integrated oven/grill, hob and extractor hood, Plumbed for washing machine, Two UPVC double glazed windows, Radiator.

Shower Room: Modern shower room with large shower cubicle, Pedestal wash basin, Panelled walls, Heated towel rail/radiator.

Separate WC: Low flush WC, Half tiled walls, Extractor fan.



Outside:

Front: Lawned with established plants, trees and shrubs to border.

Rear: Sunnier west facing aspect, Paved patio, Mostly lawned, Flowerbed to border with established plants, trees and shrubs.

Garage: Brick garage with an up and over door, Access via private tarmacadam driveway.



Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

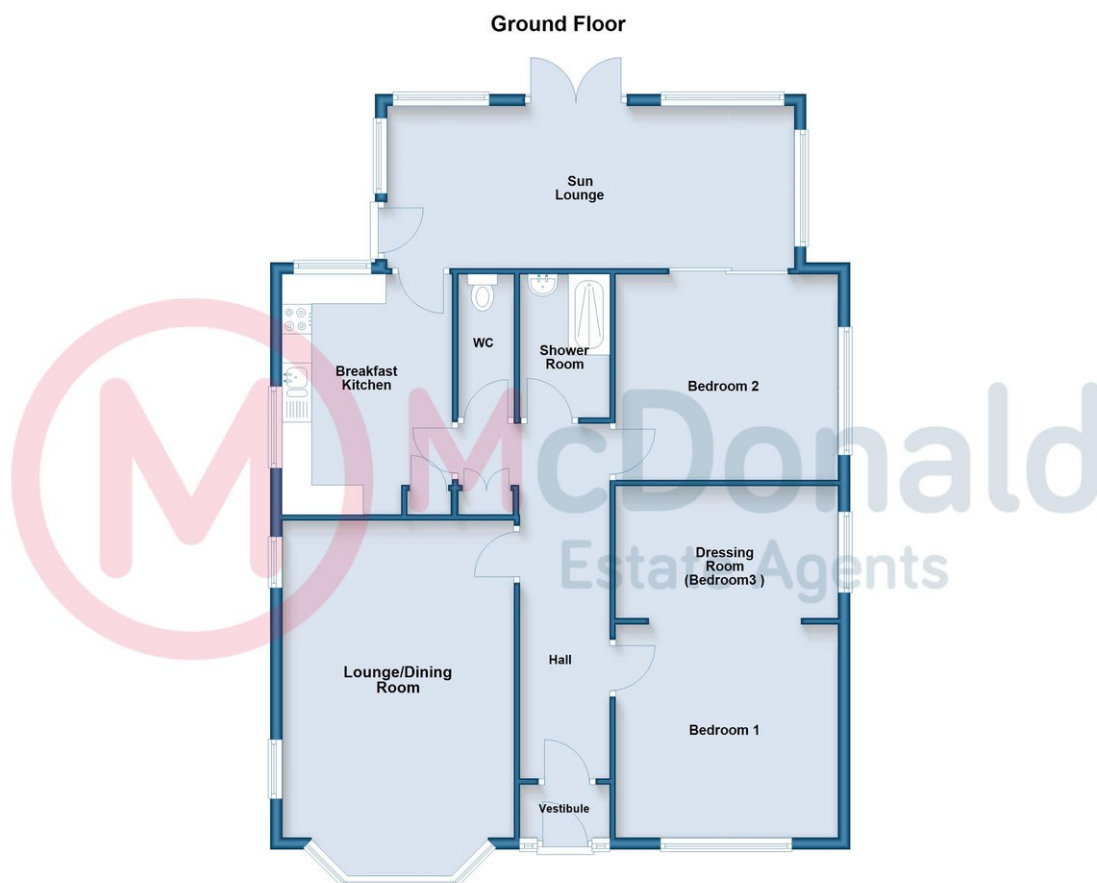
Council Tax: Band - D £2513.22 (2026/27)

Directions: From our office on Red Bank Road proceed towards the seafront and at the traffic lights turn right onto Queens Promenade. Norbreck Road, which runs down from the Norbreck Castle Hotel, is the ninth turning on the right 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		
(55-68) D	57	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Norbreck Road

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