



2 Moresby Avenue, Normoss,
Blackpool, FY3 7ST

£144,950

This is a **VERY SPACIOUS** semi-detached house occupying an impressive **CORNER PLOT**, offering excellent parking and huge potential to add value.

The property requires modernisation throughout and presents an exciting opportunity for buyers looking for their next project. The accommodation includes **THREE DOUBLE BEDROOMS**, two separate reception rooms measuring approximately 15ft and 20ft, a fitted kitchen and a **HUGE FIVE-PIECE BATHROOM**.

Externally, the property occupies a generous corner plot with **AMPLE PARKING** for several vehicles, together with the invaluable addition of a **GARAGE**.

No onward chain.

- **THREE DOUBLE** bedrooms
- **HUGE** five piece bathroom
- **TWO** reception rooms; Kitchen
- Double glazing; Gas central heating
- Corner plot; Garage **PLUS** parking
- Requires modernisation
- No chain



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Hall: Spindled staircase, Understairs storage, Coved ceiling, Picture rail.

Lounge: 20'5" x 11'5" (6.22 m x 3.48 m) Coved ceiling, UPVC double glazed bay window, Patio doors to rear garden.

Second Lounge: 15'1" x 7'11" (4.60 m x 2.41 m) Two double glazed windows, Radiator.

Kitchen: 14'8" x 8'11" (4.47 m x 2.72 m) Modern fitted wall and base cupboard units, Complementary worktops, Stainless steel sink, Integrated dishwasher and washing machine, Built in hob, Combi gas central heating boiler, Two UPVC double glazed windows and rear door.



First Floor:

Landing: Double glazed window.

Bedroom 1: 13'8" x 11'5" (4.17 m x 3.48 m) Built in wardrobe, Picture rail, Double glazed bay window, Radiator.

Bedroom 2: 11'5" x 10'0" (3.48 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 3: 15'1" x 8'4" (4.60 m x 2.54 m) Built in airing cupboard with radiator, Picture rail, Two double glazed windows, Radiator.

Bathroom: Spacious five piece bathroom comprising; Panelled corner bath, Separate shower cubicle, Pedestal wash basin, Bidet, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.

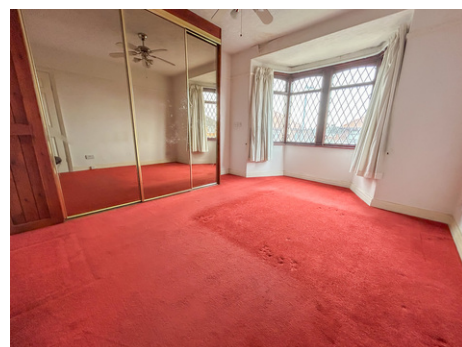


Outside:

Front and Side: Concrete path and parking, Flowerbed.

Rear: Paved patio.

Garage: Brick garage with an up and over door. Additional parking to hardstanding.



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 £2159.05 (2026/27)

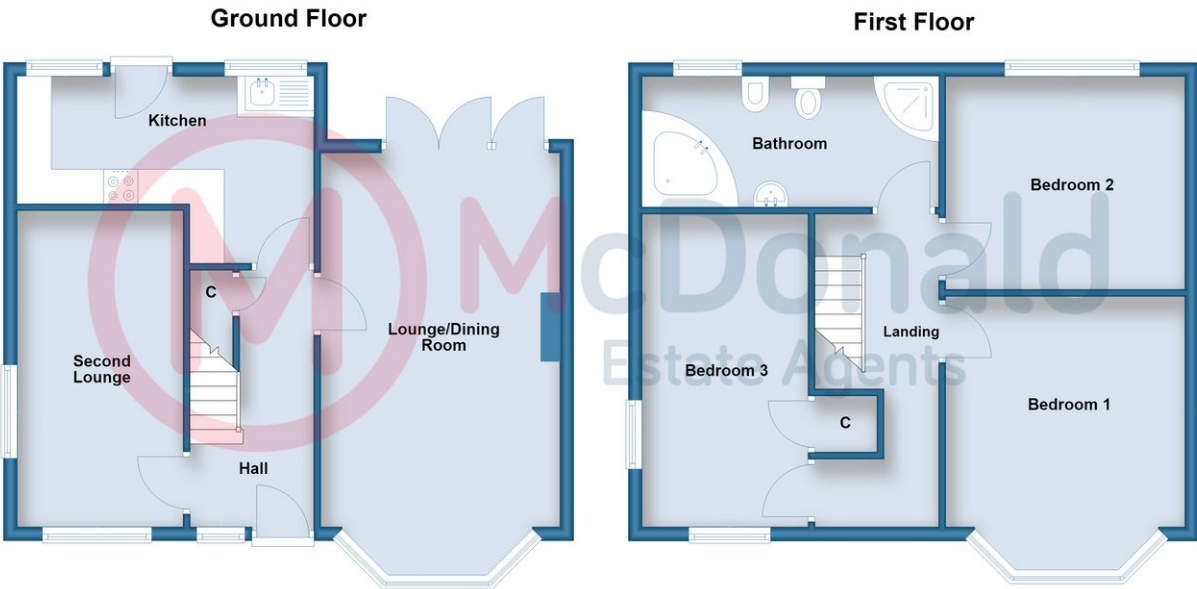


Directions: Travel north along Whitegate Drive. At the lights at the end turn right into Newton Drive. Continue the roads full length to the roundabout. Take the second exit straight ahead continue along taking the third turning on the left into Normoss Avenue, first right into Ravenswood Avenue and first left into Moresby 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		70
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Moresby Avenue

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