



146 Norbreck Road, Norbreck,
Thornton-Cleveleys, FY5 1RT

£244,950

This Detached Dormer Bungalow affords a WEALTH of accommodation over two floors, with FOUR BEDROOMS two separate Reception Rooms and a Conservatory. Externally the theme continues with 146 boasting a rear Garden measuring around 75' x 50' and two Garages. Offering fabulous potential to really make something special, and sold with NO ONWARD CHAIN.

- Four Bedrooms - two ground floor
- Two Reception Rooms
- Kitchen
- Conservatory
- Bathroom
- Gardens - around 75' to the rear
- Garage



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Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Coved ceiling, Stairs to the first floor, Radiator.

Lounge: 14'2" x 13'5" (4.32 m x 4.09 m) Fireplace, TV point, Coved ceiling, Delft shelf, Double glazed window, Radiator.

Dining Room: 14'2" x 12'4" (4.32 m x 3.76 m) Coved ceiling, Delft shelf, Wall mounted gas fire, Radiator.

Kitchen: 11'10" x 6'3" (3.61 m x 1.90 m) Wall and base cupboard units with complementary roll edge worktops, Double drainer stainless steel sink with mixer tap, Gas cooker point, Double glazed window.

Bedroom 1: 14'3" x 10'5" (4.34 m x 3.17 m) Fitted wardrobes, Coved ceiling, TV point, Double glazed bay window, Radiator.

Bathroom: Four piece comprising; Panelled bath, Vanity wash basin, Low flush WC, Step in shower cubicle, Coved ceiling, Double glazed windows, Radiator.

Bedroom 2: 11'10" x 10'11" (3.61 m x 3.33 m) Fitted wardrobes, Double glazed window, Radiator.

Conservatory: 16'3" x 11'2" (4.95 m x 3.40 m) Built in cupboard with plumbing for washing machine, Double glazed windows and patio doors, Radiator.

WC: Low flush WC, Wash basin.

First Floor:

Landing: Built in cupboard.

Bedroom 3: 10'3" x 10'0" (3.12 m x 3.05 m) Double glazed window, Electric wall heater.

Bedroom 4: 10'3" x 6'7" (3.12 m x 2.01 m) Built in storage, Double glazed window.

Outside:

Front: Laid to lawn with established hedgerow.

Rear: A fabulous rear garden measuring approximately 75' x 50'. Mainly laid to lawn with an array of established trees and shrubs, Concrete sectional workshop, Outside tap.

Parking: Attached garage with electric up and over door, Light and power, Access via a private drive.

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 - D £2513.22 (2026/27)



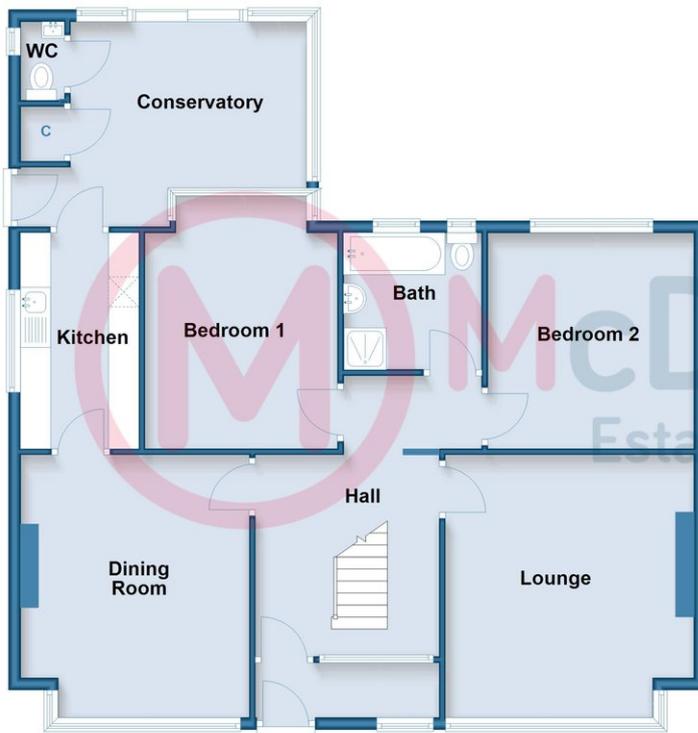
Directions: From our office on Red Bank Road, proceed toward the sea front and turn right onto the promenade. Turn right directly before the Norbreck Castle Hotel into Norbreck Road.

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.

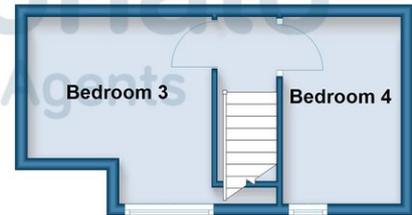
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Norbreck Road

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