



145 Kirkstone Drive, Norbreck,
Thornton-Cleveleys, FY5 1QL

£219,500

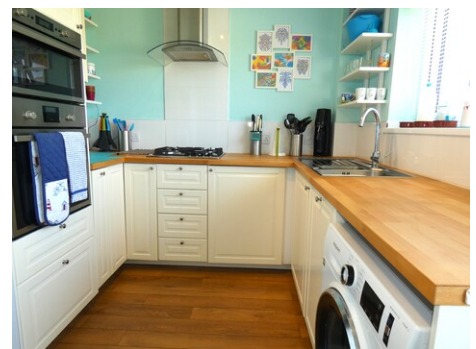
A lovely Semi Detached Dormer Bungalow, immaculately presented with a crisp, fresh decor theme throughout. Situated in an ever popular spot just back from the Promenade making it only around a 300m stroll to the seafront.

- Three Bedrooms - One with en-suite
- Lounge
- Kitchen
- Ground floor Shower room
- UPVC double glazing
- Gas central heating
- Gardens
- Garage and driveway
- NO CHAIN



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Reception Hall: 11'0" x 11'0" (3.35 m x 3.35 m) Meter cupboard, Wood effect laminate flooring, UPVC double glazed picture window, Radiator.

Lounge: 15'0" x 10'11" (4.57 m x 3.33 m) Inset fireplace with living flame gas fire, Wood effect laminate flooring, Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 10'10" x 8'4" (3.30 m x 2.54 m) Attractive range of wall and base units with complementary work surfaces, Built in double oven and hob with extractor, Plumbed for washing machine, Integrated Dishwasher, Stainless steel sink and drainer, UPVC double glazed window and door, Radiator.

Bedroom 1: 12'5" x 10'11" (3.78 m x 3.33 m) Coved ceiling, UPVC double glazed French doors to the rear, Two double glazed windows, Radiator.

Shower Room: Modern style three piece suite comprising; Corner step in shower cubicle, Low flush WC, Vanity wash basin, Tiled walls, Recessed lighting, UPVC double glazed window, Radiator.



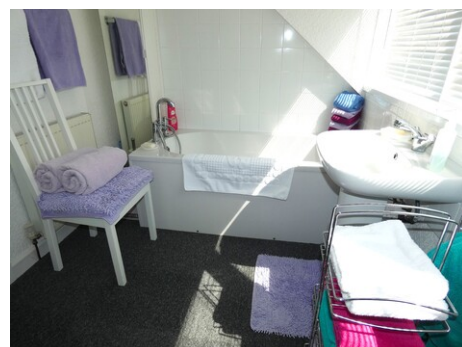
First Floor:

Landing: Loft access.

Bedroom 2: 12'0" x 10'11" (3.66 m x 3.33 m) Built in cupboard, UPVC double glazed window, Radiator. Access to:-

En-Suite: Four piece suite comprising; Shower cubicle, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Bedroom 3: 10'10" x 7'4" (3.30 m x 2.24 m) Walk in storage cupboard, UPVC double glazed window, Radiator.



Outside:

Front: Laid to lawn with mature plants and shrubs borders.

Rear: Low maintenance paved rear garden with established beds and borders, Timber summerhouse.

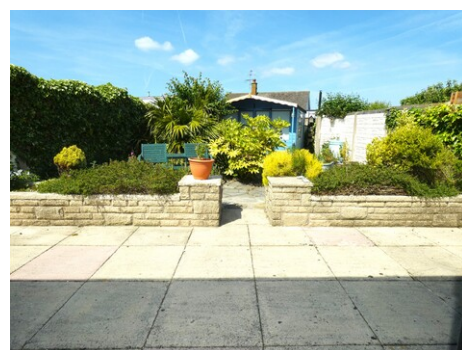
Parking: Garage and private drive.



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 - C £2126.41 (2025/26)



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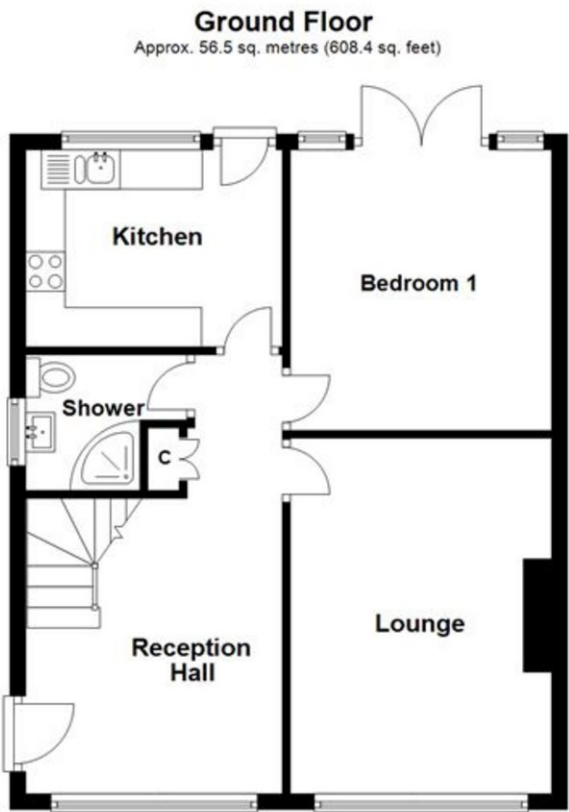


Directions: Take Red Bank Road and proceed to the sea front, turn right into Queens Promenade, continue along and take the ninth turning on your right into Norbreck Road. Kirkstone Drive is the first turning on your left hand side.

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		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total area: approx. 84.8 sq. metres (912.7 sq. feet)

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