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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

57 Norcliffe Road, Bispham, Blackpool, FY2 9AL



£149,995

A well proportioned Semi Detached family home, sat on a plot much larger than most of its contemporaries, affording superb versatile outside space - absolutely perfect if you require additional parking levels. An ever popular location, and sold with NO ONWARD CHAIN.



- **Through Lounge/ Dining Room**
- **Superb modern Breakfast kitchen - over 18' in length**
- **Three Bedrooms**
- **Spacious bathroom**
- **Gas central heating**
- **UPVC double glazing**
- **Great size Gardens**
- **Impressive Parking and Garage space**



Successfully selling property since 1948.

The Property Ombudsman

Hall: Meter cupboard, UPVC double glazed door and window, Radiator.

Through Lounge/Dining Room: 27'11" x 11'4" (8.51 m x 3.45 m) Feature fireplace, Coved ceiling, TV point, Two UPVC double glazed bay windows, Two radiators. (GAS FIRE IS NOT WORKING)

Breakfast Kitchen: 17'7" x 6'5" (5.36 m x 1.96 m) Superb modern fitted wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Split level 'Bosch' oven and hob with extractor, One and a half bowl single drainer 'Blanco' sink with mixer tap, Integrated fridge and freezer, Plumbed for washing machine,Two UPVC double glazed windows, UPVC double glazed doors.





First Floor:

Landing: Picture rail, UPVC double glazed window.

Bedroom 1: 13'9" x 11'6" (4.19 m x 3.51 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 14'9" x 10'2" (4.50 m x 3.10 m) Recessed low voltage lighting, UPVC double glazed bay window, Radiator.



Bedroom 3: 7'3" x 6'11" (2.21 m x 2.11 m) UPVC double glazed window.

Bathroom: A spacious three piece Bathroom; Panelled bath with mixer tap shower, Pedestal wash basin, Low flush WC, Loft access, Recessed low voltage lighting, Two UPVC double glazed windows, Radiator.

Outside:



Front: Laid to lawn with an established hedge border.

Rear: South Westerly facing, Laid to lawn with a concrete patio area.

Parking: A wide private driveway affording excellent levels of parking and garage space.

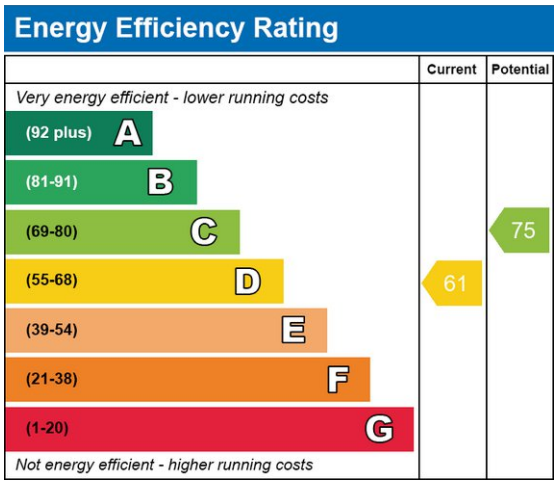
Heating: Gas central heating (NOT TESTED).



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

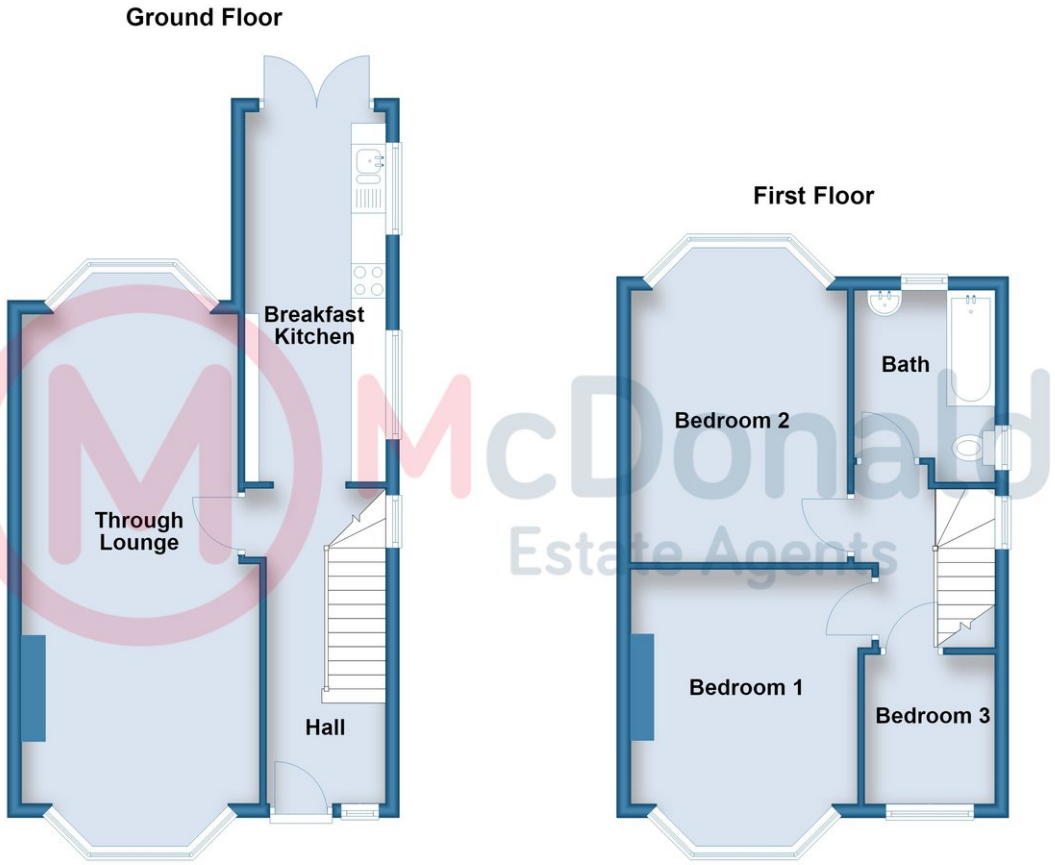
Council Tax: Band - C £2233.97 (2026/27)

Directions: From our Bispham Office travel inland along Red bank Road taking your fifth turning on your left hand side into Norcliffe 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.



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Plan produced using PlanUp.

Norcliffe Road

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