



75 Kirkstone Drive, Norbreck,
FY5 1QQ

£179,950

A Centre Hallway design Semi Detached home which is ready to walk into, whilst still offering scope to make your own mark should you wish. Located in a really popular residential area just one road back from the Promenade, and sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Conservatory
- Three Bedrooms
- Wet room style Shower room
- UPVC Double glazing; Gas central heating
- Gardens front and rear
- Private drive and Garage space



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

Lounge: 13'10" x 11'2" (4.22 m x 3.40 m) Tiled fireplace with gas fire, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 17'0" x 9'9" (5.18 m x 2.97 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Gas cooker point, Plumbed for washing machine, TV point, UPVC double glazed window, Two radiators.

Conservatory: 14'10" x 6'0" (4.52 m x 1.83 m) UPVC double glazed windows and door.

First Floor:

Bedroom 1: 13'10" x 10'0" (4.22 m x 3.05 m) TV point, UPVC double glazed window, Radiator.

Bedroom 2: 10'10" x 9'9" (3.30 m x 2.97 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'8" (2.13 m x 2.03 m) UPVC double glazed window, Radiator.

Shower Room: 'Wet Room' style comprising; Shower area, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Laid to slate chippings with flower border.

Rear: Over 45', Mainly laid to lawn with concrete patio area, Established borders, Two timber sheds.

Parking: Private driveway and garage space.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - C £2024.00 (2024/25)



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 | | 82 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



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Plan produced using PlanUp.

Kirkstone Drive

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