



15 Norfolk Avenue, Bispham,
Blackpool, FY2 9QA

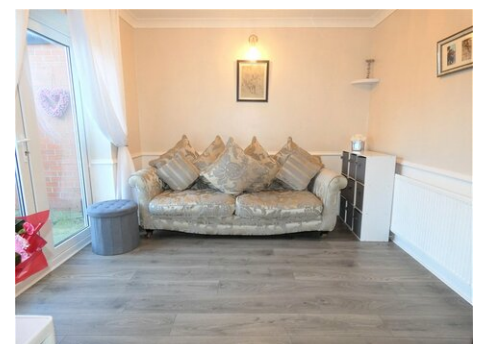
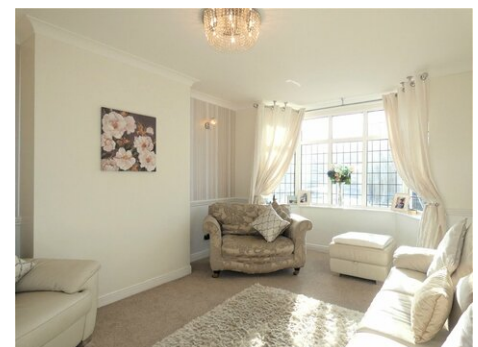
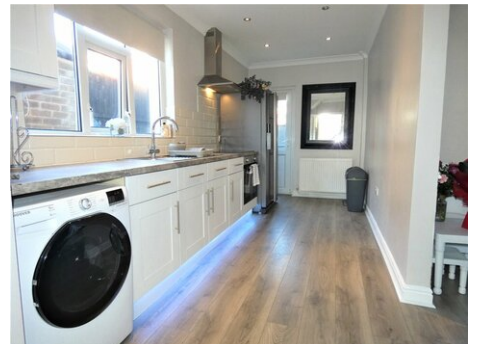
£169,995

Situated in a fantastic spot, with the seafront just at the end of the road, this Semi Detached family home has three Bedrooms, two separate Reception Rooms and a modern fitted Kitchen measuring over 17' in length.
IMMACULATELY PRESENTED THROUGHOUT

- Lounge
- Dining room
- Modern fitted Kitchen over 17ft in length
- Three Bedrooms
- Large family bathroom
- Gas central heating
- UPVC double glazing
- Gardens
- Private driveway and garage
-



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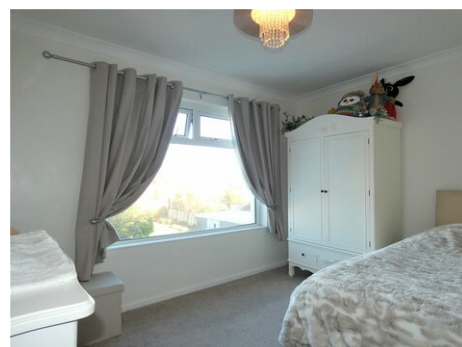


Vestibule: () UPVC double glazed front door, Meter cupboard.

Hall: () Understairs storage, Radiator.

Lounge: 15'5" x 11'10" (4.70 m x 3.60 m) Coved ceiling, UPVC double glazed bay window, Radiator.

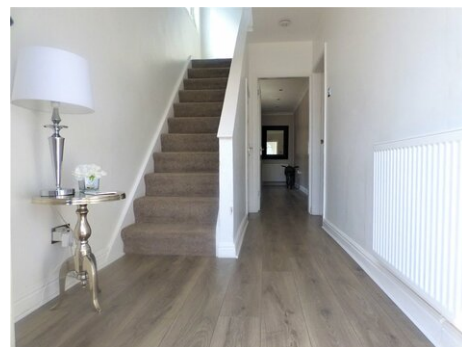
Kitchen: 18'1" x 6'11" (5.50 m x 2.10 m) Range of modern style wall and base units with complementary roll edge worktops, Built in oven and hob, One and a half bowl stainless still sink with mixer tap, Tiled splash back, Coved ceiling, UPVC double glazed window and door to the rear garden. Archway to:-



Dining Room: 10'10" x 9'10" (3.30 m x 3.00 m) Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed patio doors to the rear garden, Radiator.

First Floor: ()

Landing: () Loft access, Airing cupboard, UPVC double glazed window.



Bedroom 1: 14'5" x 10'10" (4.40 m x 3.30 m) Fitted wardrobes, Built in storage cupboard, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'10" x 10'6" (3.60 m x 3.20 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 7'10" x 7'3" (2.40 m x 2.20 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: () a Spacious three piece bathroom comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, Tiled walls, Wood effect laminate flooring, Extractor, Recessed low voltage lighting, UPVC double glazed window, Radiator.

Outside: ()

Front: () Mainly paved.

Rear: () Lawned area, Concrete patio area, Access to rear of garage.



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Directions: From our office proceed to the Promenade and turn left, Norfolk Avenue is the fourth turning on your left.

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			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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