



11 Normandie Avenue, Bispham,  
Blackpool, FY2 0LE

**£130,000**

**A Lovely Semi Detached Home, with modern Kitchen and Shower room facilities, a Conservatory AND a Westerly facing rear Garden around 60' in length. Beautifully presented throughout, absolutely perfect for the first time buyer or downsizer.**

- Lounge; Modern Dining Kitchen
- Conservatory
- Ground floor WC
- Two Bedrooms; Modern shower room
- UPVC double glazing; Gas central heating
- Westerly facing rear Garden around 60' in length
- Garage and off-street parking



**McDonald**  
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**Porch:** UPVC double glazed windows and door.

**Hall:** Meter cupboard, Wood effect laminate flooring, UPVC double glazed door, Radiator.

**Lounge:** 12'10" x 10'5" (3.91 m x 3.17 m) Fireplace, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 10'10" x 8'5" (3.30 m x 2.57 m) Modern style wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Single drainer stainless steel sink with mixer tap, Gas cooker point with extractor, UPVC double glazed window and door, Radiator.

**Conservatory:** 12'6" x 7'10" (3.81 m x 2.39 m) Wood effect laminate flooring, UPVC double glazed windows and doors, Radiator.

**Ground Floor WC:** Low flush WC.



**First Floor:**

**Landing:** Loft access, UPVC double glazed window.

**Bedroom 1:** 10'11" x 10'3" (3.33 m x 3.12 m) Built in wardrobes, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 2:** 8'6" x 8'0" (2.59 m x 2.44 m) UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Step in shower, Low flush WC, Vanity wash basin, Tiled walls, Wood effect laminate flooring, Towel heater radiator.



**Outside:**

**Front:** Laid to pattern imprinted concrete.

**Rear:** Approximately 60' in length, Mainly paved with flower and shrub borders.

**Parking:** Concrete sectional garage with light and power, 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 - B £1771.00 (2023/24)



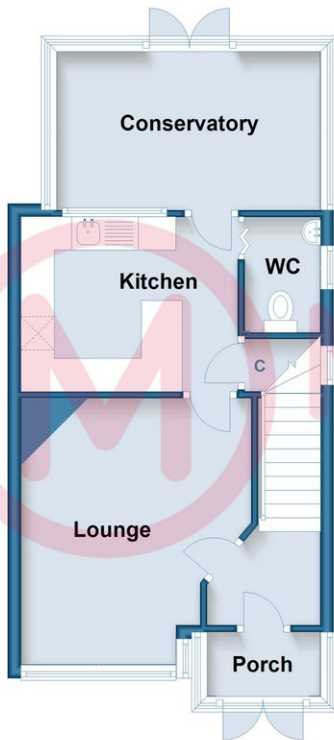
**Directions:** From Red Bank Road proceed inland to the roundabout, take the third exit into Bispham Road, continue along. Normandie Avenue is the second turning on your right hand side.

**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)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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**Normandie Avenue**

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