



McDonald
Estate Agents

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**6 Elmbank Avenue,
Norbreck, FY5 1QW**

To book your viewing telephone
McDonald Estate Agents.

Day/Date:
Time:

Offers in the region of £142,000

Sold with NO ONWARD CHAIN, this Semi Detached Dormer Bungalow is situated in an ever popular area, and comes with with modern style Kitchen and Shower Room facilities, a Conservatory and a lovely rear garden measuring over 60' in length. Just a short walk through a passage at the top of the road leads to the seafront, buses and trams.



- Three Bedrooms - one to ground floor
- Lounge; Conservatory
- Modern style Kitchen; Modern style Shower Room
- UPVC double glazing; Gas central heating
- Gardens - over 60' to rear
- Private driveway
- Only around 150m walk to the Promenade



Porch: Double glazed windows and doors.

Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Two built in cupboards, Radiator.

Lounge: 14'10" x 10'11" (4.52m x 3.33m)
TV point, UPVC double glazed window, Radiator.



Successfully selling property since 1948.

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Bedroom 1: 12' x 10'11" (3.66m x 3.33m)
TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 10'10" x 8'4" (3.3m x 2.54m)
Modern style wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

Conservatory: 9'1" x 7'11" (2.77m x 2.41m)
UPVC double glazed windows and doors.

Shower Room: Modern three piece comprising; Walk in shower, Low flush WC, Wash basin, Part tiled walls, UPVC double glazed window, Towel heater radiator.

First Floor

Landing

Bedroom 2: 11'11" x 10'10" (3.63m x 3.3m)
Built in cupboard, Access to eaves storage, UPVC double glazed window.

Bedroom 3: 7'7" x 7'2" (2.3m x 2.18m)
UPVC double glazed window.

Outside

Front: Flowerbeds.

Rear: Over 60' in length, A combination of lawn and patio areas with established trees and shrubs.

Parking: Private drive and possible garage space.

Heating: Gas central heating (NOT TESTED).

Directions: From our Bispham Office on Red Bank Road proceed to the sea front, turn right into Queens Promenade, continue along and take the ninth turning on your right into Norbreck Road. Take the first turning on your left into Kirkstone Drive and immediately bear right, take the second left into Elmbank Avenue.

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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for your
FREE market appraisal.