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**96 Kirkstone Drive,
Norbreck, FY5 1QH**

To book your viewing telephone
McDonald Estate Agents.

Day/Date:
Time:

£164,950

An EXTENDED Semi Detached Family home affording a wealth of accommodation, particularly to the ground floor which benefits from three Reception areas, a Kitchen measuring over 19' plus a separate Utility room and WC. An ever sought after location, really needs to be seen.



- Two Lounge areas; Dining area
- Modern style Breakfast Kitchen and Bathroom
- Utility room; Ground floor WC
- Three bedrooms; Loft/hobby room
- UPVC double glazing; Gas central heating
- Gardens; TWO Garages



Vestibule: Built in cupboard, UPVC double glazed door.

Hall: Coved ceiling, UPVC double glazed window, Radiator.

Lounge: 14'7" x 12'4" (4.45m x 3.76m)

Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Second Lounge: 12'4" x 9'1" (3.76m x 2.77m)

Coved ceiling, TV point, Radiator. Archway to:-

Dining Room: 8'9" x 8'8" (2.67m x 2.64m)

Coved ceiling, UPVC double glazed patio doors, Radiator.



Successfully selling property since 1948.

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Breakfast Kitchen: 19'1" x 9' (5.82m x 2.74m)

Modern style wall and base cupboard units with granite finish worktops and matching breakfast bar, Integrated split level oven and hob with extractor, One and a half bowl sink with mixer tap, UPVC double glazed window.

Utility Room: Plumbed for washing machine, Single drainer stainless steel sink with mixer tap, Tiled floor, Personal door to garage, UPVC double glazed window and door.

WC: Low flush WC, Pedestal wash basin, UPVC double glazed window.



First Floor

Landing: Coved ceiling, UPVC double glazed window, Built in cupboard, Staircase to loft/hobby room.

Bedroom 1: 14'8" x 10'6" (4.47m x 3.2m)

Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'6" x 9'3" (3.2m x 2.82m)

Built in wardrobe, UPVC double glazed window, Radiator.

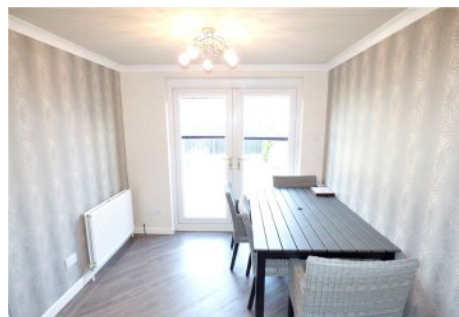
Bedroom 3: 8'4" x 7'6" (2.54m x 2.29m)

Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Modern style three piece comprising; Panelled bath with shower over, Wash basin, Low flush WC, Tiled walls and floor, Recessed low voltage lighting, UPVC double glazed window, Towel heater radiator.

Loft/Hobby Room: 12'11" x 12'9" (3.94m x 3.89m)

Eaves storage, Double glazed Velux window.



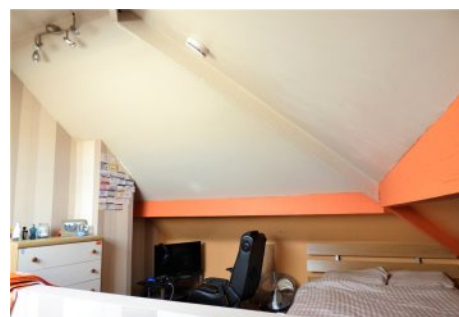
Outside

Front: Laid to tarmac.

Rear: Over 40'. A combination of artificial lawn, decorative paving and a timber deck.

Parking: Integrated garage with private drive and a further concrete sectional garage to the rear.

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

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