



**64 Norcliffe Road, Bispham, Blackpool,
FY2 9AL**

£114,950

A truly deceptive Mid Terrace Home offering three Bedrooms, and two separate Reception rooms, and a really nicely sized rear Garden. Situated just one road back from the sea front, and sold with NO ONWARD CHAIN.

- Two separate Reception rooms
- Kitchen
- Ground floor WC
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - around 60' to the rear
- Possible off street parking

**Successfully selling property since
1948.**



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Vestibule:

Hall: Coving, Delft shelf, Meter cupboard, UPVC double glazed window, Radiator

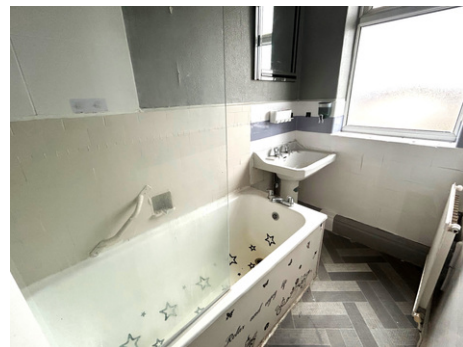
Lounge: 16'5" x 11'6" (5.00 m x 3.51 m) Fireplace, Coving, UPVC double glazed bay window, Radiator

Dining Room: 15'4" x 11'2" (4.67 m x 3.40 m) Coving, Built in cupboard housing Gas boiler, UPVC double glazed bay window, Radiator

Kitchen: 10'0" x 7'0" (3.05 m x 2.13 m) Fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor hood, Single drainer stainless steel sink, UPVC double glazed window.

Rear Vestibule: UPVC double glazed door

WC: Low flush WC, Wash basin, UPVC double glazed window.

**First Floor:****Landing:**

Bedroom 1: 16'5" x 11'6" (5.00 m x 3.51 m) UPVC double glazed bay window, Radiator

Bedroom 2: 15'4" x 10'10" (4.67 m x 3.30 m) UPVC double glazed bay window, Radiator

Bedroom 3: 8'4" x 6'6" (2.54 m x 1.98 m) UPVC double glazed window, Radiator

Bathroom: Panelled bath with over shower, Pedestal wash basin, UPVC double glazed window, Radiator

Separate WC: Low flush WC, UPVC window

**Outside:**

Front: Concreted

Rear: Around 60' in length. Lawn, Concrete patio, Brick built storage

Parking: Possible garage space to rear

Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed the property is Freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Band B - £1860.61 for 2025/6



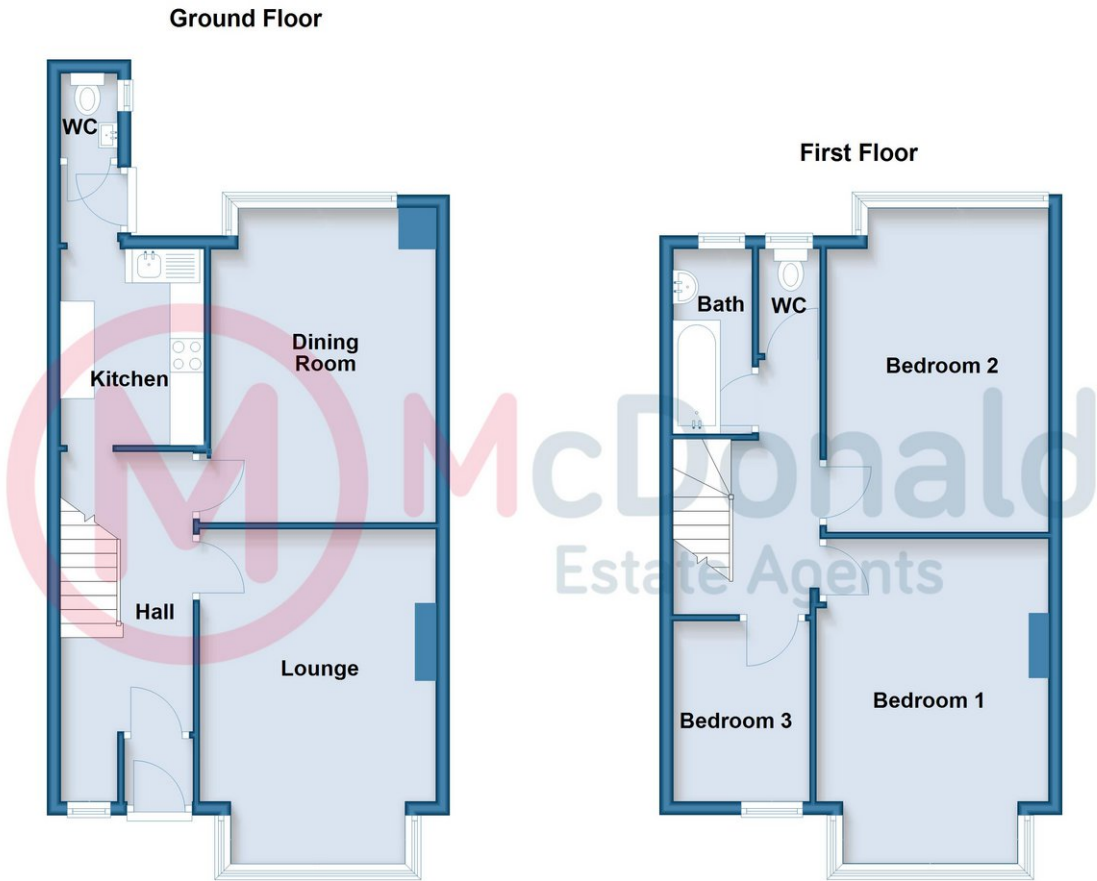
Successfully selling property since 1948.

Directions: From our office travel inland along Red bank Road taking your fifth left into Norcliffe Road.

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		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Norcliffe Road

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