



Norfolk Grove, Birkdale,  
PR8 4PN

£235,000

SM

STEPHANIE MACNAB  
ESTATE AGENT



Discover this charming COTTAGE-STYLE property, discreetly tucked away from the road and offering a perfect blend of privacy and tranquillity.

Upon arrival, you'll find TWO ALLOCATED PARKING SPACES, ensuring convenient parking. As you walk towards the front door, a picturesque pathway lined with a variety of blooming shrubs and bushes creates a welcoming and colourful entrance.

The FLOORPLAN provides a detailed layout, but to give you a brief overview, the ground floor begins with a HALLWAY that leads into a cosy LOUNGE, perfect for unwinding after a long day. The lounge offers a warm and inviting atmosphere, making it an ideal retreat for evening relaxation or entertaining guests.

The heart of the home is the KITCHEN and BREAKFAST ROOM, which seamlessly flows into the CONSERVATORY. The conservatory overlooks the well-maintained garden and offers versatile space that can be used as a dining room or a sitting area, allowing you to enjoy meals or relaxation while taking in the garden views. The ground floor is completed by a BATHROOM and a UTILITY ROOM, adding practicality to the living space.

Upstairs, the property features THREE BEDROOMS, each providing ample space for family, guests, or a home office.

Situated in a quiet CUL-DE-SAC, this property offers a serene and safe environment, perfect for those seeking a peaceful lifestyle. With NO ONWARD CHAIN, the purchasing process will be smooth and hassle-free, allowing you to move in and start enjoying your new home without delay.

This charming cottage-style property combines traditional charm with modern comforts. Don't miss the opportunity to make it yours. Call now to arrange a viewing and see this delightful home for yourself!

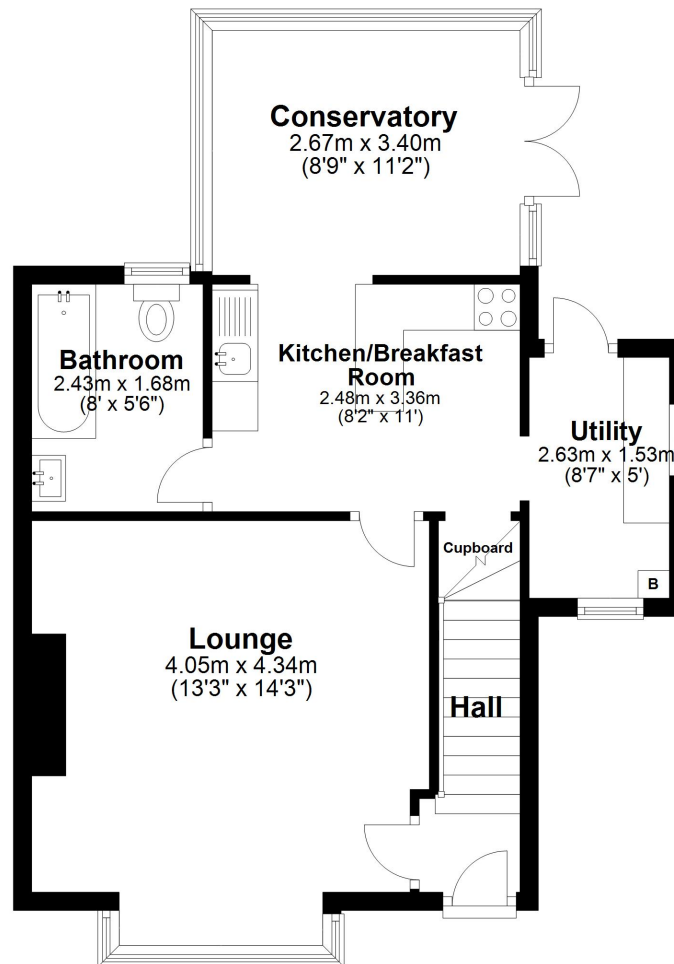






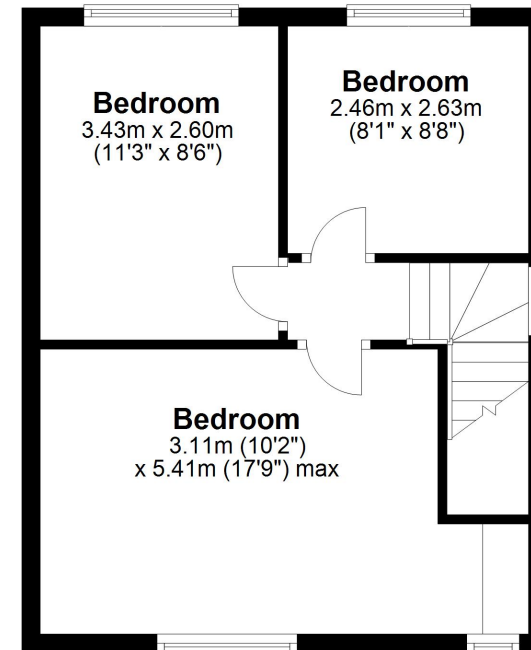
## Ground Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



Total area: approx. 85.2 sq. metres (917.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
England, Scotland & Wales		
	65	81



