



23 Warbreck Drive, Bispham,
Blackpool, FY2 9SZ

£149,950

A SUPERBLY PROPORTIONED traditional style Terraced Family Home. To the ground floor are two separate Reception rooms, modern style Breakfast Kitchen with a Utility and WC, whilst to the first floor are the FOUR BEDROOMS and a modern style Bathroom. 23 also has the rare boast of Off Street Parking to the front.

- Two Reception Rooms
- Breakfast Kitchen
- Four Bedrooms
- Bathroom
- Separate WC
- UPVC double glazing
- Gas central heating
- Off street parking
- Just two roads back from the Promenade

Successfully selling property since
1948.



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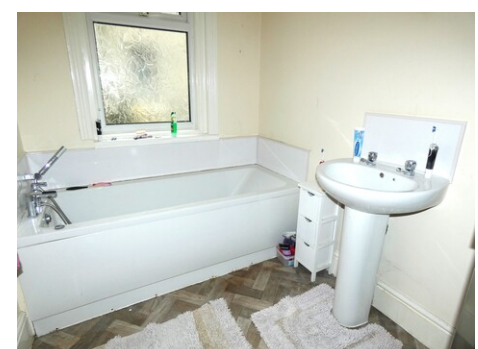
81-83 Red Bank Road, Bispham, FY2 9HZ

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Vestibule: UPVC double glazed door.

Hall: Meter cupboard, Radiator.

Lounge: 16'0" x 14'1" (4.88 m x 4.29 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 13'2" x 13'7" (4.01 m x 4.14 m) Coved ceiling, TV point, UPVC double glazed window, Radiator.

Kitchen: 14'9" x 12'5" (4.50 m x 3.78 m) Modern fitted wall and base units with complementary worktops, Integrated dishwasher, Integrated oven and hob with extractor over, Stainless steel sink and drainer with mixer tap, UPVC double glazed window, Radiator.

Utility Room: 12'5" x 6'4" (3.78 m x 1.93 m) Fitted unit, Plumbed for washing machine, Cupboard housing gas central heating boiler, UPVC double glazed window.

Rear Vestibule: UPVC double glazed door.

Ground Floor WC: Low flush WC, Pedestal wash basin, Radiator.

First Floor:

Landing: Loft access (boarded loft with Velux window), Radiator.

Bedroom 1: 13'0" x 11'7" (3.96 m x 3.53 m) TV point, UPVC double glazed window, Radiator.

Bedroom 2: 13'0" x 13'2" (3.96 m x 4.01 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 12'6" x 8'0" (3.81 m x 2.44 m) UPVC double glazed window, Radiator.

Bedroom 4: 9'8" x 6'10" (2.95 m x 2.08 m) UPVC double glazed window, Radiator.

Bathroom: Comprising, Panelled bath, Step in shower cubicle, Pedestal wash basin, UPVC double glazed window, Towel heater radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Front: Paved.

Rear: Low maintenance garden, Outdoor storage cupboard.

Parking: Off street parking to the front.

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 - C £2024.00 (2024/25)



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Directions: From our office on Red Bank Road, Warbreck Drive is directly opposite.

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		
(69-80)	C		
(55-68)	D		67
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Warbreck Drive

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