



35 Warbreck Drive, Bispham,
Blackpool, FY2 9SZ

£139,950

A magnificently **SPACIOUS** traditional style Terraced Family Home. To the ground floor is a huge Through Lounge measuring over 27' and a Breakfast Kitchen over 20'. Over the next two floors are the three Bedrooms (originally Four) a four piece Bathroom and a Loft/hobby room. Sold with **NO ONWARD CHAIN**.

- Through Lounge
- Breakfast Kitchen
- Three Bedrooms (originally four)
- Four piece Bathroom
- Loft/hobby room
- UPVC double glazing
- Gas central heating
- Possible off street parking
- Just two roads back from the Promenade

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1948.



McDonald

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Vestibule: UPVC double glazed door.

Hall: Coved ceiling, Radiator.

Through Lounge: 29'10" x 13'3" (9.09 m x 4.04 m) Open solid fuel fire with surround, Coved ceiling, Picture rail, Dado rail, TV point, UPVC bay window, UPVC window to the rear aspect of the property, Radiator.

Breakfast Kitchen: 20'6" x 12'9" (6.25 m x 3.89 m) Wall and base cupboard units with coordinating work surfaces and breakfast bar, Gas point with space for a range cooker, Plumbed for dishwasher and washing machine, UPVC double glazed windows and door.

First Floor:

Bedroom 1: 18'1" x 13'2" (5.51 m x 4.01 m) (originally two Bedrooms) Two UPVC double glazed windows, Radiator.

Bedroom 2: 13'2" x 11'7" (4.01 m x 3.53 m) Cast iron fireplace with a tiled back, UPVC double glazed window, Radiator.

Bedroom 3: 11'7" x 7'3" (3.53 m x 2.21 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: A spacious four piece bathroom comprising; Walk in shower, Large 'Spa' bath, Wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

Second Floor:

Loft/Hobby Room: 18'1" x 9'5" (5.51 m x 2.87 m) Velux windows, Radiator.

Outside:

Front:

Rear: Mainly gravelled with trees and ornamental pond.

Parking: Possible off street parking to the rear.

Heating: Gas central heating (Boiler still under guarantee).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £1929.73 (2023/24)

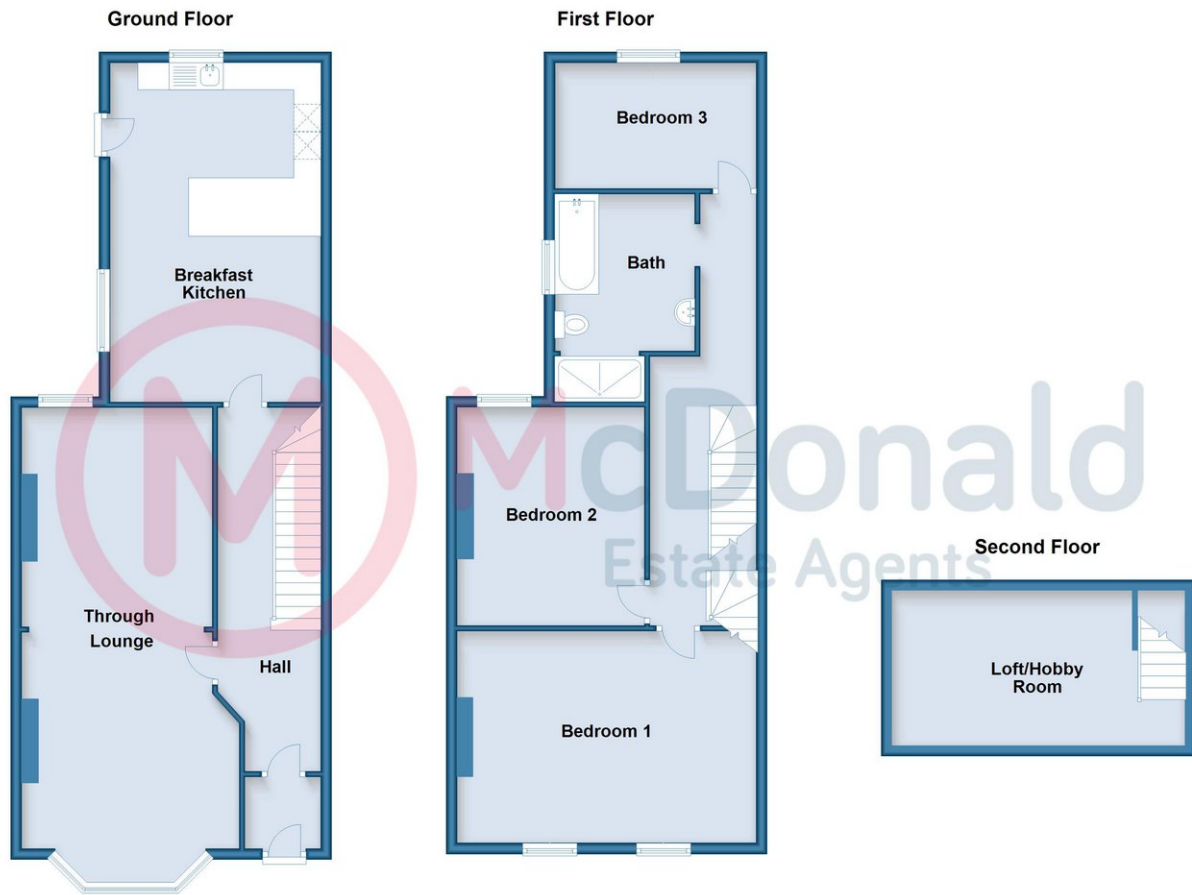


Directions: From our office on Red Bank Road, Warbreck Drive can be found directly opposite.

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			86
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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