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**256 Warbreck Drive, Bispham,
Blackpool, FY2 9LH**

£189,950

An imposing hall to hall Semi Detached House offering spacious accommodation throughout. The property is conveniently situated for many local shops, amenities, North Shore Golf Club and the delightful Queen's Promenade.

- Hall to hall semi-detached home
- Generous room sizes
- Modern décor throughout
- TWO reception rooms
- THREE bedrooms
- Off street parking
- GARAGE
- 0.3 miles from Queens Promenade
- 0.3 miles from North Shore Golf Club



Award winning property sales since 1948.



Vestibule: Meters, UPVC double glazed front door, Doors to:-

Hall: Stairs to the first floor, Understairs storage, Radiator.

Lounge: 15'5" x 13'1" (4.70 m x 3.99 m) Wall mounted electric fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 17'1" x 10'2" (5.21 m x 3.10 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Kitchen: 11'10" x 9'10" (3.61 m x 3.00 m) Range of wall and base units with complementary roll edge worktops, One and a half bowl colour coordinated sink, Gas cooker point, Tiled splash back, Plumbed for washing machine, Recessed low voltage lighting, Gas central heating boiler, Two UPVC double glazed windows, UPVC double glazed door to rear garden.

First Floor:

Landing: Skylight.

Bedroom 1: 13'9" x 13'5" (4.19 m x 4.09 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 13'5" x 13'1" (4.09 m x 3.99 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'10" x 5'3" (2.69 m x 1.60 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath, Vanity wash basin unit, Part tiled walls, Loft access, Airing cupboard, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Part tiled walls, UPVC double glazed window.

Outside:

Front: Forecourt garden.

Rear: Paved patio area with gravel decor, Soil flower borders.

Parking/Garage: Brick built garage, Access via private driveway.

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 - B £1771.00 (2024/25)



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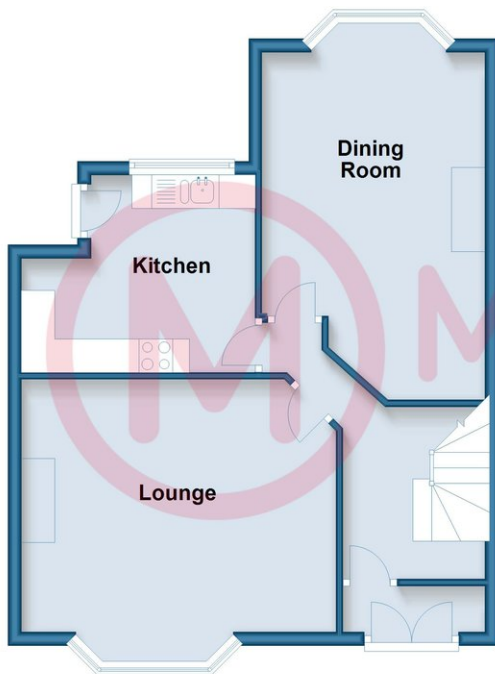
Directions: From our office, Warbreck Drive can be found directly opposite.

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.

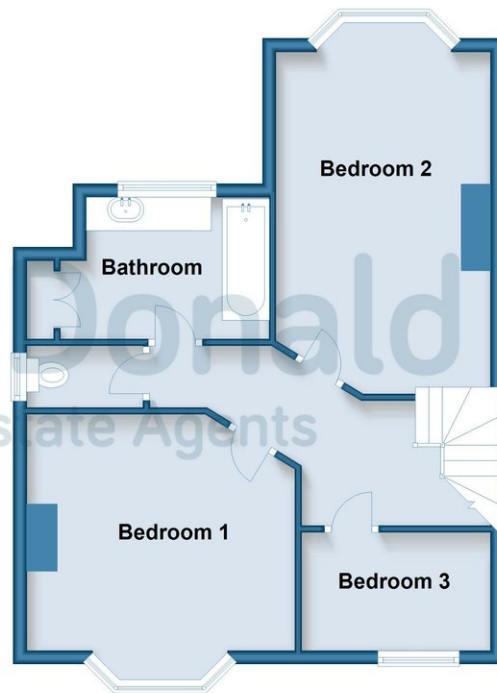
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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