



364 Warley Road, Blackpool,
FY2 0SS

£114,950

Lovely two bedroom, end terraced property available with no chain delay - located in Bispham.

Well presented throughout, with cosy lounge, generous kitchen/dining area, plus utility room. The first floor offers two bedrooms and four piece bathroom. Externally, there is a lovely, private, westerly facing garden to the rear, and slate chipped driveway to the front providing off street parking.

- End terraced
- Well presented
- Modern kitchen/dining PLUS utility room
- Westerly facing rear garden
- Two bedrooms
- Four piece bathroom suite
- Off street parking
- NO CHAIN

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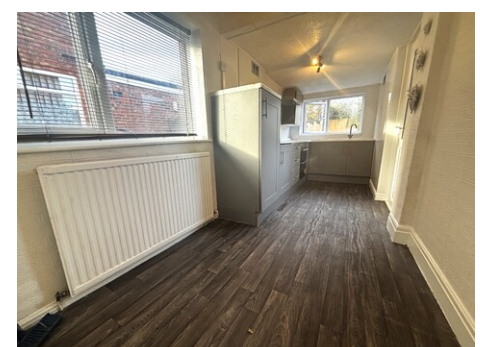
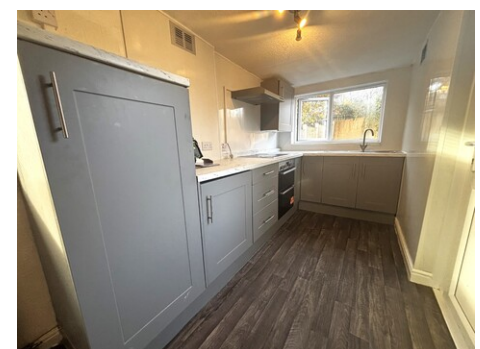
McDonald
Estate Agents

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Entrance: UPVC double glazed front door.

Hall: Meter cupboard.

Lounge: 13'1" x 12'8" (3.99 m x 3.86 m) UPVC double glazed window, Radiator.

Kitchen: 16'6" x 6'3" (5.03 m x 1.90 m) Fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated oven, Electric hob with extractor over, Space for fridge freezer, Space for dining, Understairs storage, Two UPVC double glazed windows to two elevations, Radiator.

Utility Room: 9'3" x 6'7" (2.82 m x 2.01 m) Plumbing and power for appliances, UPVC double glazed window.

First Floor:

Bedroom 1: 15'9" x 9'11" (4.80 m x 3.02 m) Fitted shelves and hanging rail, UPVC double glazed window, Radiator.

Bedroom 2: 10'9" x 8'2" (3.28 m x 2.49 m) Fitted wardrobe, UPVC double glazed window, Radiator.

Bathroom: Shower cubicle, Panelled corner bath with overhead shower attachment, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window.

Outside:

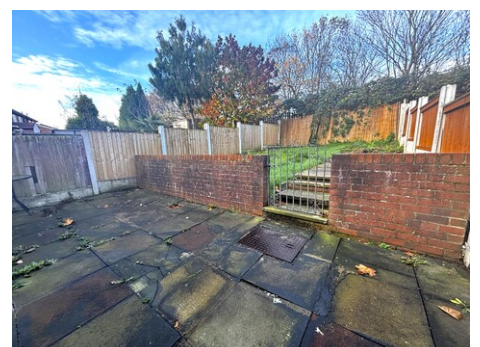
Front: Slate chipped driveway with lawn to the side and wooden border.

Rear: Paved patio area, Steps to raised lawn.

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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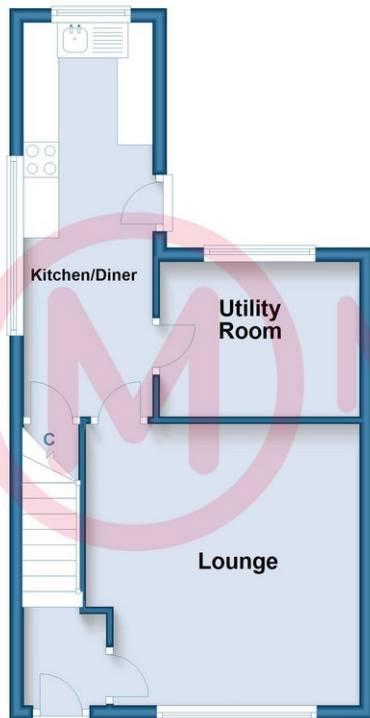
Directions: From our office proceed inland along Red Bank Road, at the roundabout take the fourth exit into Devonshire Road, at the next roundabout proceed straight across and Warley Road is the fifth turning on the left.

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.

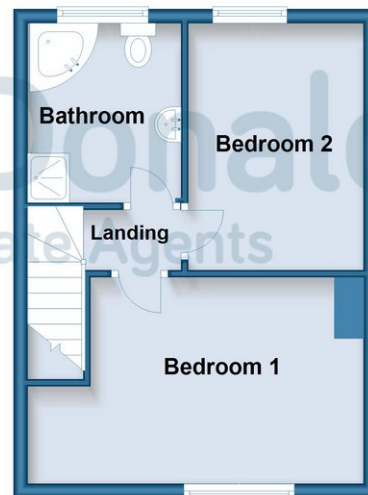
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Warley Road

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