



116 Warbreck Hill Road, Bispham,  
Blackpool, FY2 0TR

**£124,995**

**\*\*CALLING INVESTORS\*\***

To be sold with **TENANT IN SITU** (we are informed have been in occupation around 4yrs, currently paying £750 pcm)  
A traditional Semi in a thoroughly convenient spot, ideally situated for transport links and local schools.

- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Gardens
- Off street Parking



**McDonald**  
Estate Agents  
**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498  
sales@mcdonaldproperty.co.uk  
www.mcdonaldproperty.co.uk



BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN BLACKPOOL



BRITISH PROPERTY AWARDS 2021 GOLD WINNER ESTATE AGENT IN BLACKPOOL



Successfully selling property since 1948.



**Vestibule:** UPVC double glazed door, Meter cupboards.

**Hall:** Coved ceiling, Radiator.

**Lounge:** 14'5" x 11'4" (4.39 m x 3.45 m) UPVC double glazed bay window, Coved ceiling, TV point, Radiator.

**Dining Room:** 14'5" x 10'0" (4.39 m x 3.05 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 17'6" x 7'0" (5.33 m x 2.13 m) Wall and base cupboard units with complementary worktops, Built in oven and hob with extractor over, Single drainer stainless steel sink, Plumbed for washing machine, UPVC double glazed window and patio doors, Radiator.

**First Floor:**

**Landing:** UPVC double glazed window, Loft access.

**Bedroom 1:** 14'6" x 10'0" (4.42 m x 3.05 m) Built in wardrobes, UPVC double glazed window, Radiator.

**Bedroom 2:** 14'10" x 10'0" (4.52 m x 3.05 m) Built in storage, UPVC double glazed bay window, Radiator

**Bedroom 3:** 7'1" x 7'2" (2.16 m x 2.18 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with mixer shower over, Pedestal wash basin, Radiator.

**Separate WC:** Low flush WC, Double glazed window.

**Outside:**

**Front:** Laid to lawn.

**Rear:** Approximately 50'

**Parking:** Detached concrete sectional garage (requiring repair/removal).

**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)



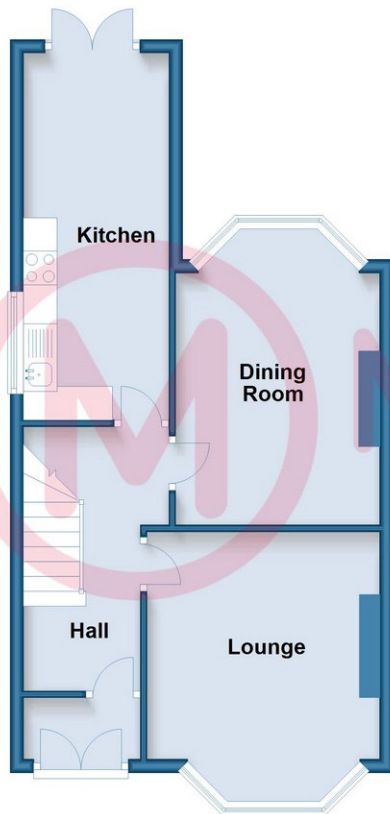
**Directions:** From Bispham village take Devonshire Road heading south, upon reaching the roundabout turn left into Warbreck Hill Road, the property is situated on the left hand side.

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

**Warbreck Hill Road**

**Are YOU thinking of selling?**  
**Call McDonald Estate Agents NOW, for**  
**your FREE market appraisal.**

Award winning property sales since 1948.

