



16 Warbreck Drive, Bispham,  
Blackpool, FY2 9RZ

**£159,950**

**A fantastic example of combining traditional character with modern living - to stunning effect ! No.16 offers wonderfully proportioned spaces throughout.**

**To the ground floor are the two separate Reception rooms and a gorgeous modern fitted Kitchen, whilst to the first floor are the three Bedrooms and a stunning modern four piece Bathroom. Really needs to be seen !**

- Two separate Reception rooms
- Modern Kitchen
- Three Bedrooms
- Modern Bathroom
- UPVC double glazing; Gas central heating
- Gardens- Westerly facing rear
- Immaculate presentation throughout



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

**Hall:** Coved ceiling, Radiator.

**Lounge:** 15'10" x 11'0" (4.83 m x 3.35 m) TV point, UPVC double glazed bay window, Radiator.

**Dining Room:** 15'0" x 12'0" (4.57 m x 3.66 m) Feature fireplace, UPVC double glazed bay window, Radiator.

**Kitchen:** 16'6" x 9'10" (5.03 m x 3.00 m) Stunning modern fitted wall and base cupboard units with complementary worktops, Split level oven, Hob with extractor over, Plumbed for washing machine, Tiled floor, UPVC double glazed window and door, Vertical radiator.

**First Floor:**

**Landing:** Coved ceiling.

**Bedroom 1:** 15'2" x 12'9" (4.62 m x 3.89 m) TV point, UPVC double glazed windows, Radiator.

**Bedroom 2:** 12'10" x 9'8" (3.91 m x 2.95 m) TV point, UPVC double glazed window, Radiator.

**Bedroom 3:** 10'0" x 8'2" (3.05 m x 2.49 m) Loft access, UPVC double glazed window, Radiator.

**Bathrooms:** Stunning modern three piece bathroom comprising; 'P' shaped bath with shower over, Vanity wash basin, Low flush WC, Recessed lighting, UPVC double glazed windows, Towel heater radiator.



**Outside:**

**Front:**

**Rear:** Westerly facing, Mainly concreted, Brick store/workshop with light and power.

**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 (2024/25)

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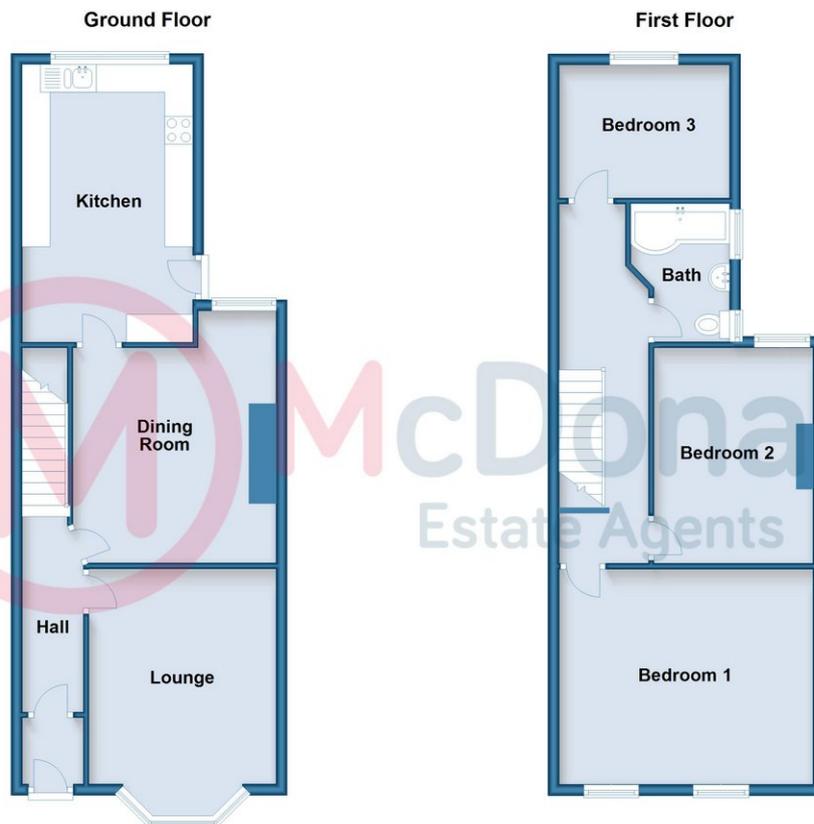


**Directions:** From our office on Red Bank Road, Warbreck Drive can be found directly opposite.

**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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Warbreck Drive**

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