



12 Warbreck Drive, Bispham,  
Blackpool, FY2 9SZ

**£157,500**

A beautiful Mid Garden Terrace Home (middle of three) brim filled with character. To the ground floor are the two separate Reception rooms, a lovely modern style fitted Kitchen, and a ground floor WC, whilst to the first floor are the three Bedrooms and a five piece Bathroom. Superbly proportioned, and IMMACULATELY PRESENTED living throughout.

- Two separate Reception rooms
- Modern style Kitchen
- Ground floor WC
- Three Bedrooms
- Spacious five piece Bathroom
- UPVC double glazing; Gas central heating
- Gardens- Westerly facing rear



**McDonald**  
Estate Agents

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**Vestibule:** UPVC double glazed door, Wood flooring.

**Hall:** Meter cupboard, Understairs storage, UPVC double glazed window, Radiator.

**Ground Floor WC:** Low flush WC, Wash basin, Wooden flooring, Radiator.

**Lounge:** 16'9" x 12'7" (5.11 m x 3.84 m) Feature fireplace with inset living flame gas fire with a marble hearth, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

**Dining Room:** 17'3" x 11'6" (5.26 m x 3.51 m) Period tiled fireplace with inset living flame gas fire and tiled hearth, TV point, Coved ceiling, UPVC double glazed bay window, Radiator. Arch to:-

**Kitchen:** 7'8" x 16'6" (2.34 m x 5.03 m) Range of modern style wall and base cupboard units with complementary work surfaces, Under cupboard lighting, Ceramic sink with mixer taps, Plumbed for washing machine and dishwasher, Gas cooker point (with space for a range cooker) and extractor hood, Part tiled walls, Recessed lighting, Wooden flooring, UPVC double glazed window and door to the rear, Radiator.



#### **First Floor:**

**Landing:** Leaded skylight window, Power points.

**Bedroom 1:** 16'9" x 11'6" (5.11 m x 3.51 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 16'6" x 11'6" (5.03 m x 3.51 m) Vanity wash basin, Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 10'0" x 7'11" (3.05 m x 2.41 m) UPVC double glazed window, Radiator.

**Bathroom:** A spacious five piece bathroom suite comprising; Low flush WC, Pedestal wash basin, Bidet, Freestanding bath, Shower cubicle, Extractor fan, Wood flooring, Recessed lighting, Two UPVC double glazed windows, Radiator.



#### **Outside:**

**Front:** Mainly paved with established hedging.

**Rear:** Westerly facing, mainly paved with a brick outhouse, Raised flowerbeds and gated access to the side.

**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 £1929.73 (2023/24)

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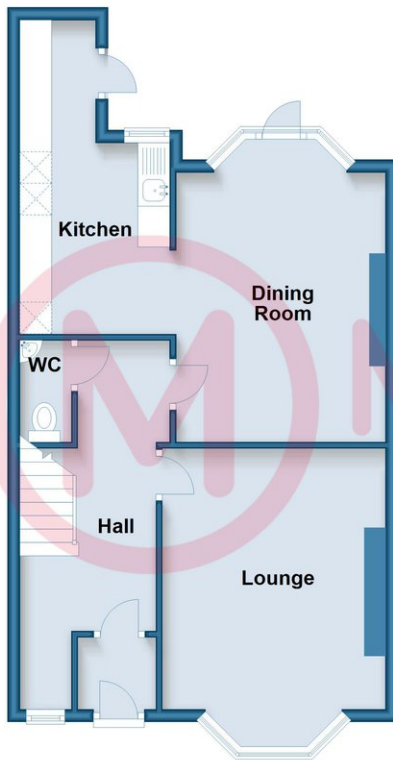
**Directions:** From our office on Red Bank Road, Warbreck Drive can be found directly opposite.

**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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		72	
(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			

Ground Floor



First Floor



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Warbreck Drive

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