



69 Warbreck Drive, Blackpool,  
FY2 9RZ

**£129,950**

**Super spacious terraced home, jam packed with potential, beautiful period features and oozing with character!**

**This substantial mid garden terraced property boasts fantastic room sizes with the layout also offering a sense of spaciousness, two generous reception rooms PLUS open plan kitchen/dining area, ground floor shower facilities, sizable garage with power, plumbing and lighting, three double bedrooms and four piece family bathroom suite.**

**Whilst needing modernising throughout, the potential is all here for this to be a wonderful family home. Especially with uninterrupted views to the Irish Sea from your front door, North Shore golf club 0.2 miles away, as well as multiple local schools within walking distance!**

**Sold with NO ONWARD CHAIN.**

- Family sized accommodation
- Filled with potential
- Two reception rooms
- Open plan kitchen/diner
- Beautiful period features
- Three double bedrooms
- Large garage

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**Hall:** UPVC double glazed front door.

**Lounge:** 14'0" x 12'11" (4.27 m x 3.94 m) Gas fire, Coved ceiling, UPVC double glazed bay window, Double doors to:-

**Second Reception Room:** 13'5" x 13'2" (4.09 m x 4.01 m) UPVC double glazed window.

**Dining Room:** 11'9" x 9'2" (3.58 m x 2.79 m) Coved ceiling, Glass panelled door, Understairs storage, UPVC double glazed window, Radiator.

**Kitchen:** 11'8" x 7'7" (3.56 m x 2.31 m) Fitted wall and base cupboard units with complementary work surfaces, Sink and drainer with mixer tap, Integrated eye level oven and grill, Integrated gas hob with overhead extractor, Tiled splash back, Wall mounted boiler, Coved ceiling, UPVC double glazed window.

**Inner Hall:** Door to rear.

**Shower Room:** 6'8" x 3'2" (2.03 m x 0.97 m) Step in shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window.

**First Floor:**

**Landing:** Split level landing.

**Bedroom 1:** 19'1" x 13'2" (5.82 m x 4.01 m) Gas fire, coved ceiling, Picture rail, Two UPVC double glazed window, Radiator.

**Bedroom 2:** 13'4" x 12'1" (4.06 m x 3.68 m) Fitted wardrobes and vanity, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 3:** 11'10" x 7'9" (3.61 m x 2.36 m) Built in cupboard, Coved ceiling, UPVC double glazed window, Radiator.

**Bathroom:** Step in shower cubicle, Panelled corner bath, Low flush WC, Vanity unit with integrated wash basin, Tiled walls, UPVC double glazed window, Stained glass window.

**Outside:**

**Front:** Concrete pathway and paved area with flowerbeds.

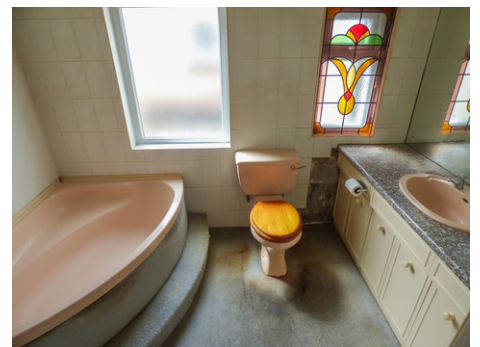
**Rear:** Concreted rear yard.

**Garage:** Shutter door, Power, lighting and plumbing, UPVC double glazed window.

**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)



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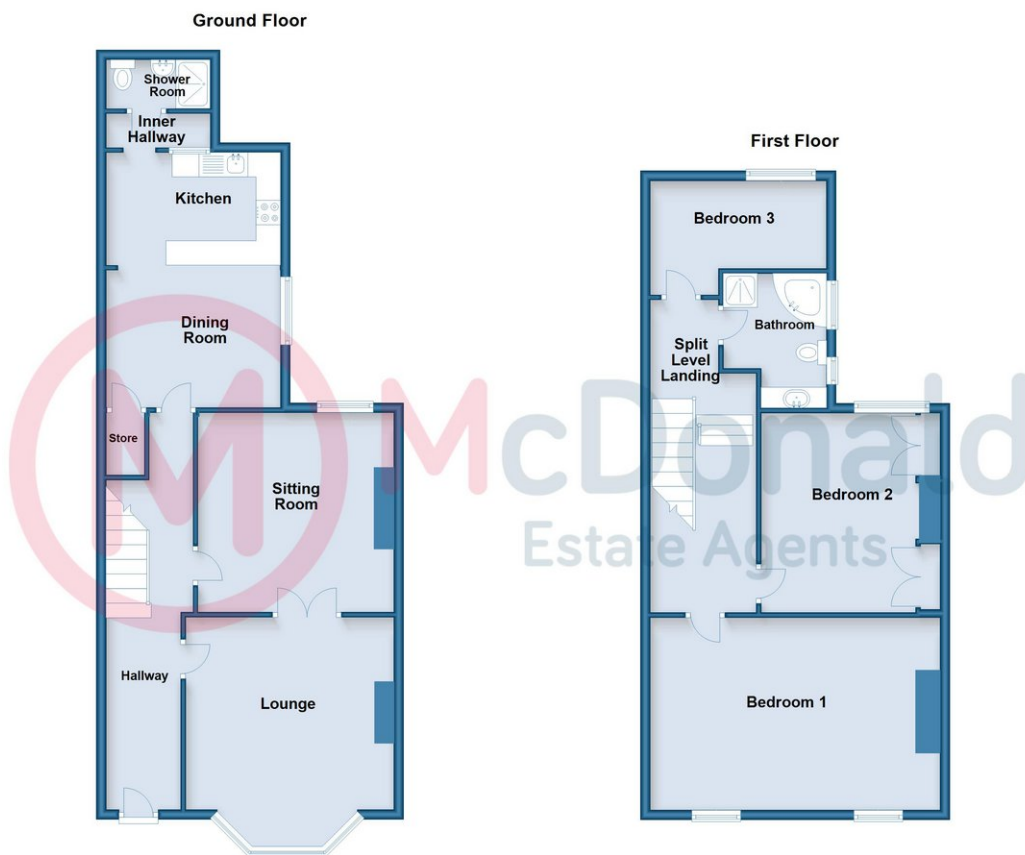




**Directions:** From our office on Red Bank Road, Warbreck Drive can be found directly opposite.

**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.



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**Warbreck Drive**

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