



108 Warbreck Drive,  
Bispham, FY2 9PL

**£155,000**

**This fantastic, family sized home is available with no chain delay! The ground floor offers two generous reception rooms, plus lovely modern fitted kitchen. Whilst to the first floor are three well proportioned bedrooms, plus four piece family bathroom.**

**Externally, you will find a large WEST facing rear garden with paved patio and lawn to the rear. The front offers further off street parking, and wall fronted garden to the side. Located just 0.2 miles from the PROMENADE, with access to NORTH SHORE GOLF COURSE less that 120 yards away!!**

- Three bedrooms
- Semi-Detached home
- Family sized, spacious accommodation
- Modern fitted kitchen
- Four piece family bathroom
- Large garage
- WEST facing rear garden
- Off street parking
- 0.2 miles from the PROMENADE
- Less than 120 yards to NORTH SHORE GOLF COURSE

**McDonald**  
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**Hall:** UPVC double glazed front door, Laminate flooring, Meter cupboard, Radiator.

**Lounge:** 18'0" x 13'0" (5.49 m x 3.96 m) Gas fire with a wood surround, UPVC double glazed bay window, Radiator.

**Dining Room:** 18'2" x 13'0" (5.54 m x 3.96 m) Gas fire with wooden surround, UPVC double glazed patio doors to rear, Radiator.

**Kitchen:** 14'5" x 7'11" (4.39 m x 2.41 m) Modern fitted kitchen, Stainless steel sink and drainer, Integrated electric oven and hob with extractor over, Integrated dishwasher and fridge freezer, Laminate flooring, UPVC double glazed window, Modern vertical radiator.



**First Floor:**

**Landing:**

**Bedroom 1:** 18'3" x 11'9" (5.56 m x 3.58 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 18'1" x 12'3" (5.51 m x 3.73 m) UPVC double glazed bay window, Radiator.

**Bedroom 3:** 8'11" x 8'1" (2.72 m x 2.46 m) UPVC double glazed window, Radiator.

**Bathroom:** Four piece suite comprising; Corner panelled bath, Low flush WC, Pedestal wash basin, Corner shower unit, Tiled walls and floor,



**Outside:**

**Front:** Tarmac driveway, Paved pathway with decorative mature plants to side.

**Rear:** Paved patio area with generous lawned area.

**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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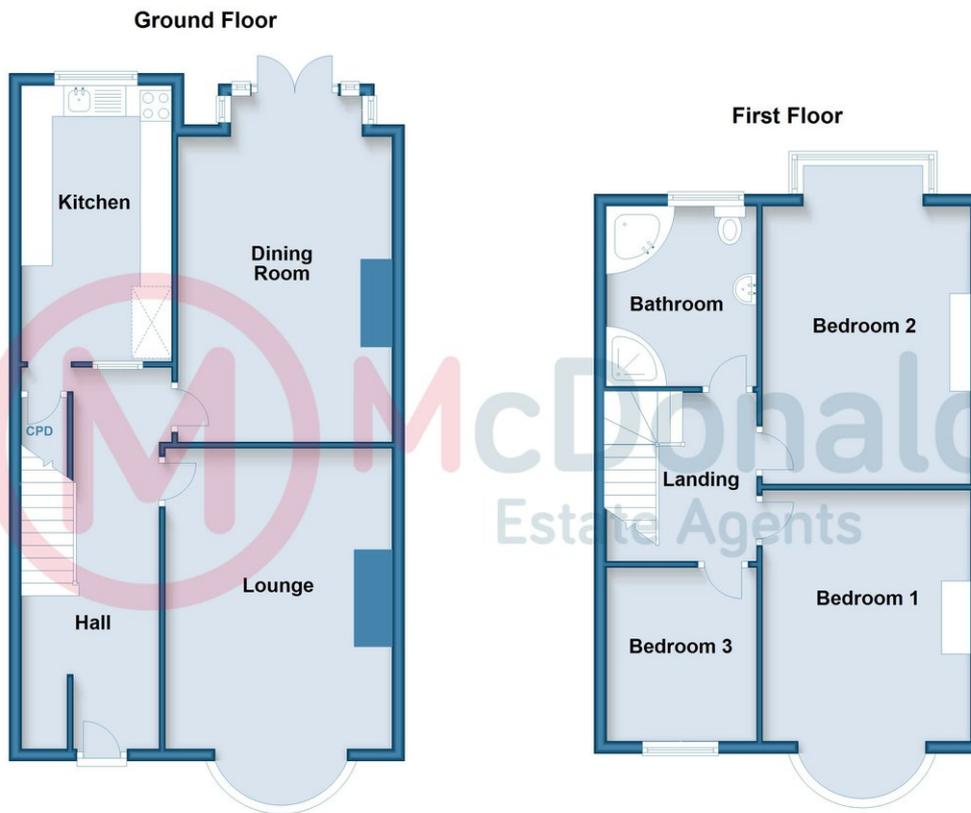


**Directions:** From our office on Red Bank Road, Warbreck Drive can be found directly opposite.

**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 |
|--|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |         |           |
| (92-100) <b>A</b>                                  |  |         |           |
| (81-91) <b>B</b>                                   |  |         |           |
| (69-80) <b>C</b>                                   |  |         | 77        |
| (55-68) <b>D</b>                                   |  |         |           |
| (39-54) <b>E</b>                                   |  | 52      |           |
| (21-38) <b>F</b>                                   |  |         |           |
| (1-20) <b>G</b>                                    |  |         |           |
| <i>Not energy efficient - higher running costs</i> |  |         |           |



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**Warbreck Drive**

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