



42 Warbreck Drive, Bispham,
Blackpool, FY2 9RY

£139,950

***** SPACIOUS END GARDEN TERRACED WITH PARKING *****

This end garden terraced house of **VERY SPACIOUS** accommodation throughout. With **TWO** separate reception rooms, each measuring **OVER 17ft**, a fitted kitchen, supplemented by a separate **UTILITY / WC**.

To the first floor are **THREE** bedrooms where the smallest is well **OVER 9ft x 6ft** and a modern **FOUR** piece bathroom.

In addition, there is **UPVC double glazing**, gas central heating, invaluable **OFF-STREET PARKING** and a location conveniently just **0.2 miles** from the **PROMENADE**.

No onward chain.

- SPACIOUS accommodation
- THREE bedrooms
- Two SEPARATE receptions
- Kitchen PLUS Utility / Wc
- FOUR piece bathroom.
- Sunnier WEST facing rear
- Off street PARKING
- Just 0.2 miles to PROMENADE.

Award winning property sales since 1948.



McDonald

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Ground Floor:

Vestibule: Decorative tiled floor, Half tiled walls.

Hallway: UPVC double glazed window, Spindle staircase, Meter cupboards, Wooden effect laminate flooring.

Lounge: 17'0" x 12'11" (5.18 m x 3.94 m) Feature fireplace with living flame coal effect gas fire, UPVC double glazed bay window, Radiator, Coved ceiling.

Dining Room: 17'5" x 11'6" (5.31 m x 3.51 m) UPVC double glazed bay window, Living flame coal effect gas fire recessed to chimney breast, Displays to alcoves, Radiator, Coved ceiling.

Kitchen: 15'5" x 8'3" (4.70 m x 2.51 m) Modern fitted wall and base cupboard units, Complementary roll edge work tops, Stainless steel sink, UPVC double glazed window and rear door, Built in Oven, Hob and Extractor hood.

Inner hall: Leading to:-

Utility / WC: Low flush WC, Pedestal wash hand basin, UPVC double glazed window, Gas central heating boiler, Plumbed for automatic washer.

First Floor:

Bedroom 1: 17'2" x 12'11" (5.23 m x 3.94 m) UPVC double glazed bay window, Radiator, Picture rail, Coved ceiling.

Bedroom 2: 17'6" x 11'7" (5.33 m x 3.53 m) UPVC double glazed bay window, Radiator, Coved ceiling.

Bedroom 3: 9'6" x 6'10" (2.90 m x 2.08 m) Radiator, UPVC double glazed window.

Outside:

Front Garden: Concreted for ease of maintenance and to provide parking.

Rear Garden: Sunnier west facing aspect with raised decking, Mostly paved.

Parking: Off street parking to the front.

Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed the property is freehold. Interested parties should clarify this with their solicitor.

Council Tax: The property is in Band C / Charges for 2023/24 £1929.73 per annum.



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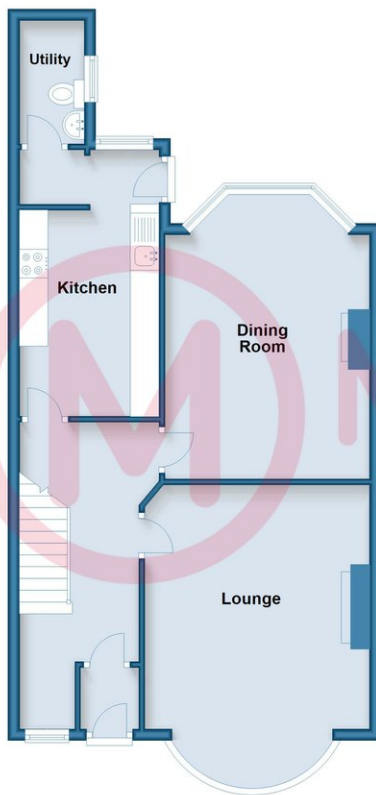
Directions: From our Bispham office travel south directly down Warbreck Drive. Number 42 is towards the far end on your right.

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.

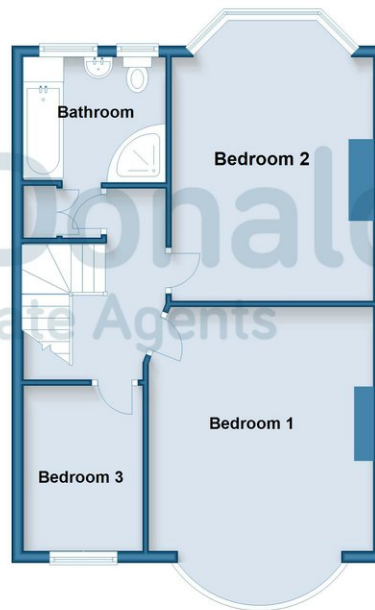
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Warbreck Drive

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