



28A Warbreck Drive, Bispham,
Blackpool, FY2 9RZ

£69,950

A first floor flat conversion offering those extra levels of accommodation that come with the character buildings of this era. Two Bedrooms, two reception areas and a Breakfast Kitchen, 28A would make a great first time buy or buy to let, and is sold with

NO ONWARD CHAIN.

- Open plan Lounge/ Dining Area
- Breakfast Kitchen
- Two Bedrooms
- Bathroom
- UPVC Double glazing; Gas central heating
- Off street parking



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Communal Entrance:

Entrance Hall: Laminate flooring.

Private Entrance:

Staircase to first floor.:

Hall: Staircase to second floor.

Lounge: 17'1" x 13'5" (5.20 m x 4.10 m) Feature fireplace with inset living flame gas fire, TV point, Laminate wood flooring, UPVC double glazed windows, Radiator.

Breakfast Kitchen: 12'2" x 11'2" (3.70 m x 3.40 m) Fitted wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Stainless steel finish oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Tiled floor, UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Bedroom 1: 13'9" x 10'10" (4.20 m x 3.30 m) Coved ceiling, Laminate wood flooring, UPVC double glazed window, Radiator.

Second Floor:

Landing: Built in cupboard.

Bedroom 2: 14'1" x 13'1" (4.30 m x 4.00 m) Double glazed Velux window, Radiator.

Heating: Gas central heating (NOT TESTED).

Parking: Off street parking to rear

Tenure: We have been informed that the property is leasehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1447.30 (2023/24)



Directions: Warbreck Drive is situated directly opposite our Bispham office. Number 28A is at the far end on the right hand side.

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) A			
(81-91) B			
(69-80) C			76
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Warbreck Drive

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