



46 Warbreck Drive, Bispham,
Blackpool, FY2 9RY

£166,500

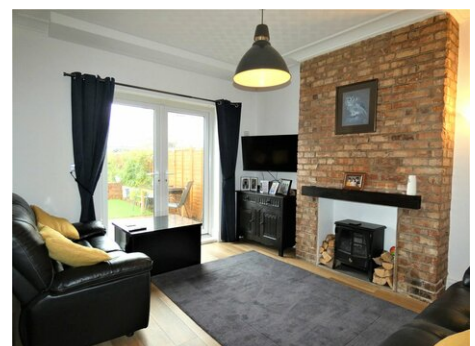
A fantastic example of combining traditional character with modern living - to stunning effect ! No.46 offers wonderfully proportioned spaces throughout.

To the ground floor are the two separate Reception rooms, gorgeous modern fitted Kitchen (with utility area) and a ground floor Bathroom, whilst to the first floor are the three Bedrooms and modern four piece Bathroom. Really needs to be seen !

- Two separate Reception rooms
- Modern Kitchen with Utility area
- Ground floor Bathroom
- Three Bedrooms
- Modern four piece Bathroom
- UPVC double glazing; Gas central heating
- Gardens- Westerly facing rear
- Possible off street Parking



McDonald
Estate Agents
Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



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Vestibule: UPVC double glazed door.

Hall: Meter cupboards, Understairs storage, Coved ceiling, Wood effect flooring, Staircase to the first floor, Radiator.

Dining Room: 16'9" x 12'10" (5.10 m x 3.90 m) Fireplace on an exposed brick chimney breast, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Lounge: 14'1" x 11'6" (4.30 m x 3.50 m) Exposed brick chimney breast, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed patio doors, Radiator, Open to :-

Kitchen: 15'1" x 8'2" (4.60 m x 2.50 m) Range of stunning fitted wall and base cupboard units with quartz worktops, Recessed sink with mixer tap, Split level oven and hob, Integrated fridge freezer and microwave, Inset spot lighting, Laminate wood floor, Two UPVC windows.

Utility Room: 15'5" x 5'7" (4.70 m x 1.70 m) Plumbed for washing machine, Wood effect laminate flooring, Recessed low voltage lighting, UPVC double glazed windows and door, Radiator.

Ground Floor Bathroom: () Modern style three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Wood effect laminate flooring, UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 16'9" x 12'10" (5.10 m x 3.90 m) Exposed brick chimney breast, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'1" x 11'6" (4.30 m x 3.50 m) Exposed brick chimney breast, UPVC double glazed window, Radiator.

Bedroom 3: 9'6" x 6'11" (2.90 m x 2.10 m) UPVC double glazed window, Picture rail, Radiator.

Bathroom: Modern style four piece suite comprising; Free standing bath, Corner shower, Vanity wash basin, Low flush WC, Part tiled walls, Tiled floor, UPVC double glazed window, Radiator.

Outside:

Front: Mainly tiled paving with flower and shrub border.

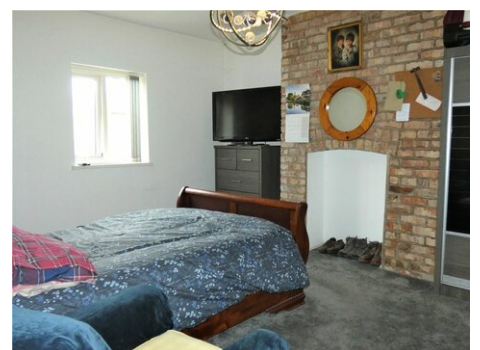
Rear: A sunny Westerly facing rear Garden, Mainly block paved with raised flowerbed.

Parking: Possible off street parking to the rear.

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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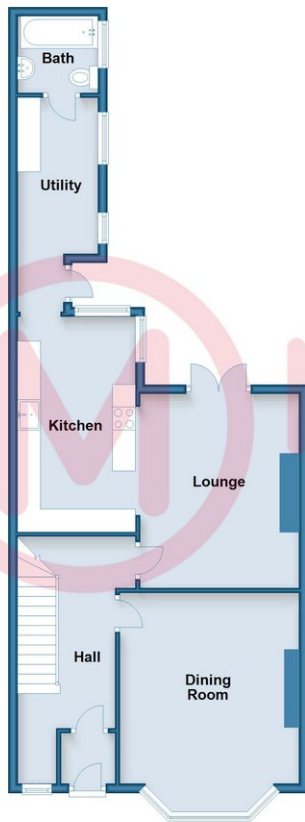
Directions: From our office proceed directly opposite into Warbreck Drive.

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			71
(55-68) D		60	
(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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