



67 Warbreck Drive, Bispham,
Blackpool, FY2 9RZ

£129,950

A traditional Mid Garden Terraced home offering superbly proportioned living accommodation with **FOUR** Bedrooms, and three separate Reception rooms. The property would benefit from updating, and the versatile space lends itself to multiple configurations so really offers that great potential for the next owner to thoroughly personalise.

- Four Bedrooms;
- Three Reception rooms
- Kitchen
- Ground floor Shower room
- Virtual full UPVC double glazing
- Gas central heating
- Garage to rear

Successfully selling property since
1948.



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



Vestibule: UPVC double glazed door.

Hall: Coved ceiling, Meter cupboard, Radiator.

Lounge: 16'0" x 14'0" (4.88 m x 4.27 m) Fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Second Lounge: 13'3" x 12'10" (4.04 m x 3.91 m) Coved ceiling, Wash basin, UPVC double glazed window, Radiator.

Dining Room: 13'0" x 11'2" (3.96 m x 3.40 m) Feature composite marble fireplace with inset living flame gas fire, Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 12'0" x 5'11" (3.66 m x 1.80 m) Wall and base cupboard with complementary roll edge worktops, Integrated oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Tiled walls and floor, Plumbed for washing machine.

Utility Room: 12'0" x 9'2" (3.66 m x 2.79 m) Built in cupboard, Personal door to garage, UPVC double glazed door.

Shower Room: Comprising; Walk-in shower, Low flush WC.



First Floor:

Landing:

Bedroom 1: 13'3" x 12'10" (4.04 m x 3.91 m) Built in cupboard, Pedestal wash basin, UPVC double glazed window, Radiator.

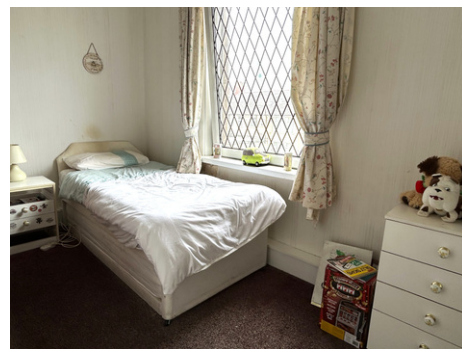
Bedroom 2: 13'1" x 10'10" (3.99 m x 3.30 m) UPVC double glazed window, Radiator.

Bedroom 3: 12'0" x 7'7" (3.66 m x 2.31 m) UPVC double glazed window, Radiator.

Bedroom 4: 10'0" x 7'8" (3.05 m x 2.34 m) Pedestal wash basin, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Built in cupboard housing gas central heating boiler, Part tiled walls, UPVC double glazed window, Radiator.

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



Outside:

Front: Paved with flower borders.

Rear: Mainly concreted.

Parking: Garage to the rear.

Heating: Gas central heating (NOT TESTED).

Tenure: Low flush WC, UPVC double glazed window.

Council Tax: Band - C £2233.97 (2026/27)



Successfully selling property since 1948.

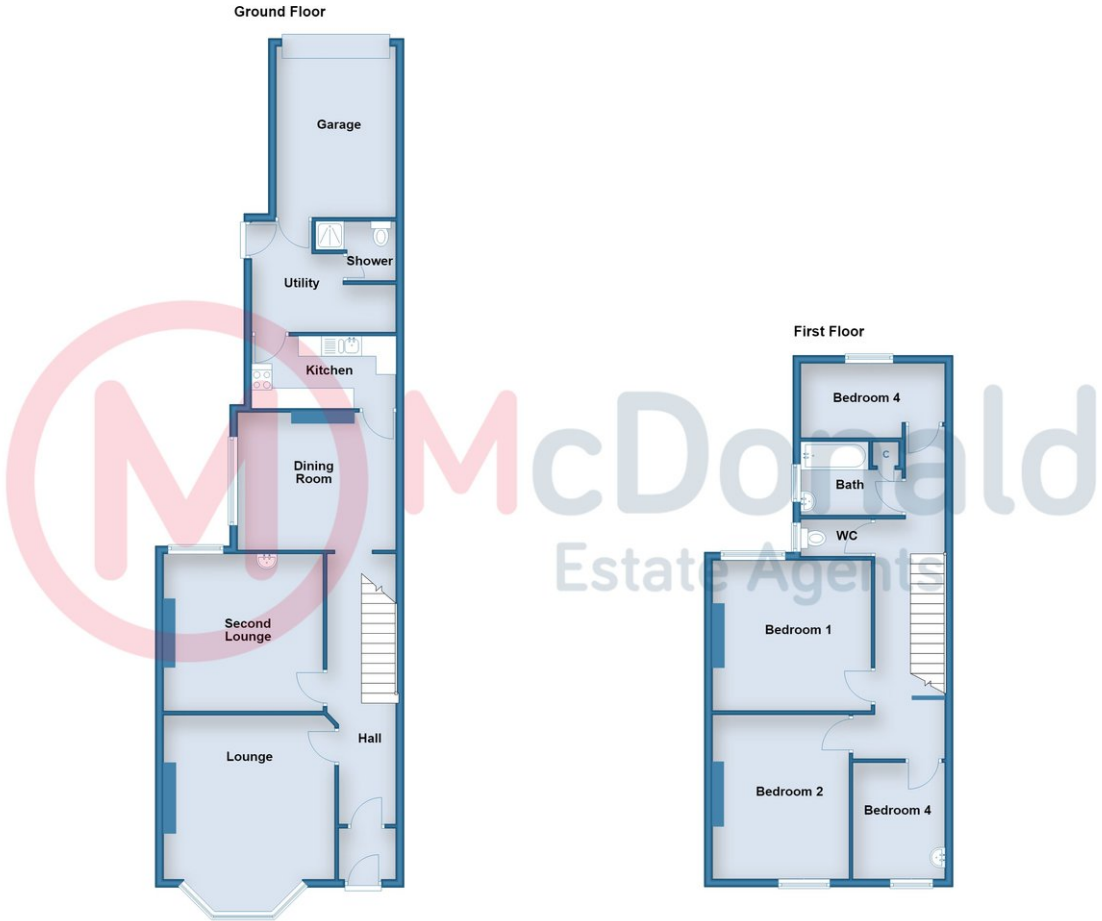


Directions: From our office on Red Bank Road, Warbreck Drive can be found directly opposite.

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



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.
Warbreck Drive

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Successfully selling property since 1948.

