



WARBRECK HILL ROAD BLACKPOOL FY2

OFFERS IN THE REGION OF £130,000

A very well presented end garden terraced house situated in a sought after residential location north of Blackpool town centre. Internal viewing is recommended to fully appreciate the accommodation on offer which briefly comprises, hall, lounge, dining room, modern fitted kitchen, sun room/utility, three bedrooms, family bathroom, loft room, upvc double glazing, gas central heating, off street parking to the front, rear garden with a sunny southerly aspect.



GROUND FLOOR

Hallway: Upvc double glazed window and main entrance door, under stairs storage.

Lounge: 12' 10" x 10' 8" (3.90m x 3.25m)

Upvc double glazed bay window, living flame fire with a marble style surround, radiator.

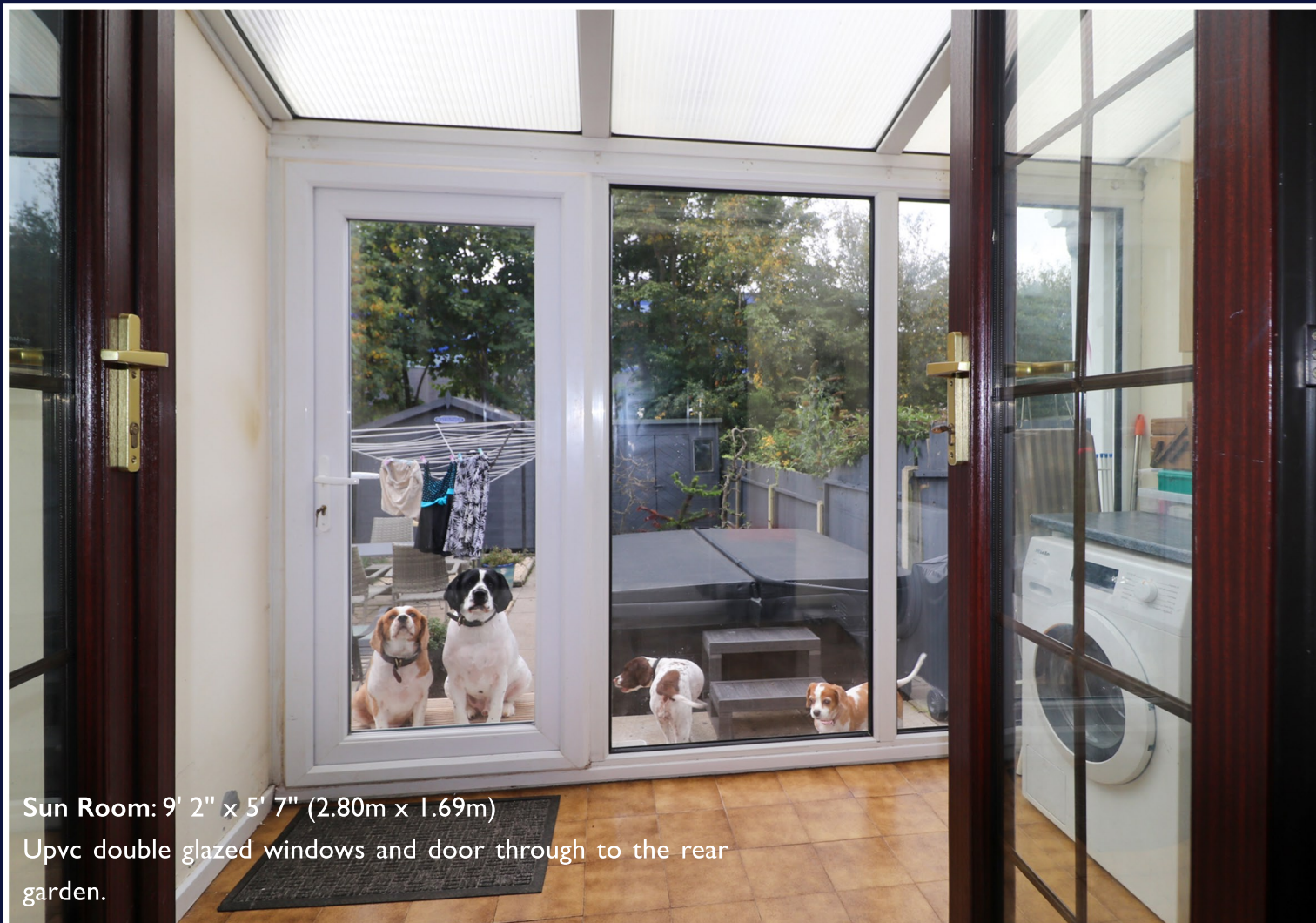
Dining Room: 13' 1" x 10' 8" (3.98m x 3.25m)

Electric fire with a period surround, double radiator, double glazed doors through to the sun room/utility.

Kitchen: 15' 3" x 5' 9" (4.65m x 1.76m)

Modern range of fitted wall and base units with complementary work surfaces, plumbed for dish washer, range cooker, stainless steel sink unit, upvc double glazed window.





Sun Room: 9' 2" x 5' 7" (2.80m x 1.69m)
Upvc double glazed windows and door through to the rear garden.

FIRST FLOOR

Landing: Stained leaded glass window.

Bedroom: 13' 5" x 9' 8" (4.08m x 2.95m)

Built in wardrobes, radiator, upvc double glazed bay window.

Bedroom: 13' 1" x 9' 9" (4m x 2.98m)

Upvc double glazed window, radiator.

Bedroom: 6' 8" x 6' 5" (2.03m x 1.96m)

Upvc double glazed window, radiator, picture rail.

Bathroom: 7' 2" x 6' 4" (2.19m x 1.92m)

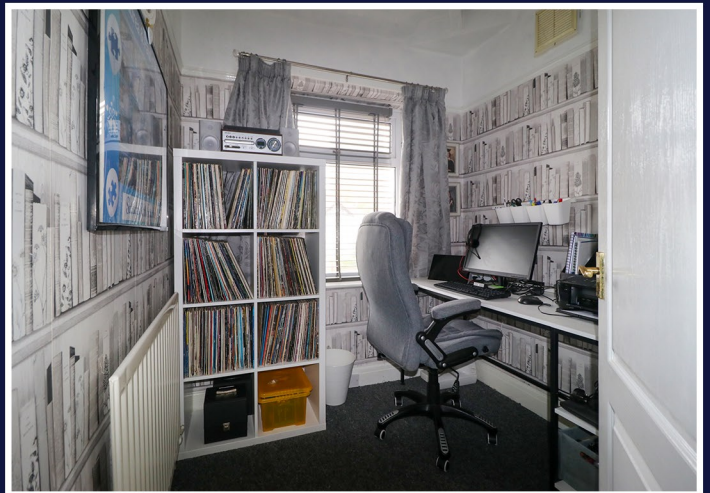
Panelled bath with a shower over, pedestal wash hand basin, low flush WC, heated towel rail, cupboard housing combi boiler, two upvc double glazed windows.

Loft Room: A handy loft room with a pull down ladder, double glazed ceiling window, power and lighting.

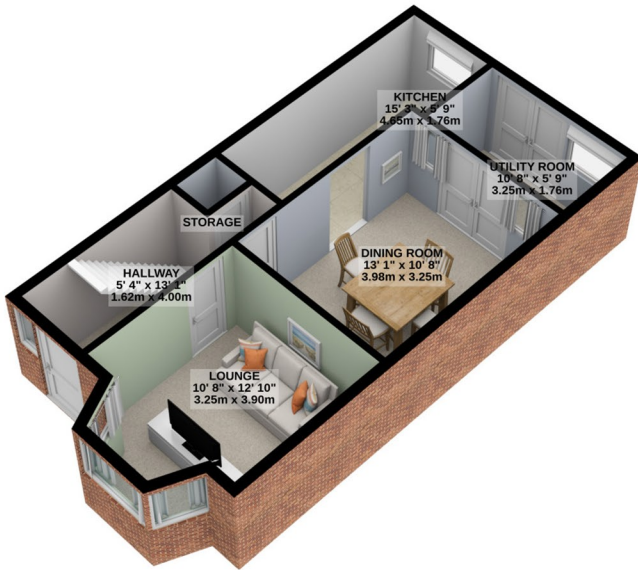
OUTSIDE

Gardens: Off Street Parking to the front.

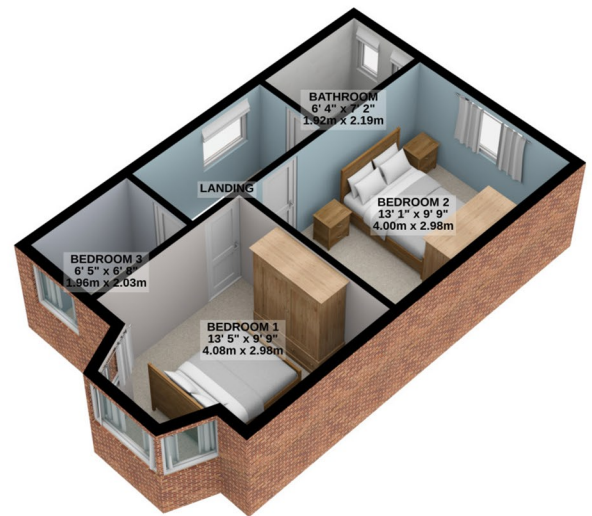
Rear garden with a sunny southerly aspect, mainly paved with planted beds and borders, large workshop/storage shed, smaller storage shed.



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		


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