

40 Warbreck Hill Road, Bispham,
Blackpool, FY2 9SU

£350,000

Few homes can truly boast to be this **UNIQUE**.

Built circa. 1909, this is a typical **EDWARDIAN** style property with many of the ornate and period features throughout you'd expect of a property from this era.

Surely spacious enough for most families, as it currently offers **FOUR** bedrooms, and potentially **FIVE**. Along with **TWO** large separate reception rooms, a fitted **DINING** kitchen, and bathrooms to **BOTH** ground and first floors. Externally, surprisingly large rear gardens with a super level of privacy partly due to the elevated site. There is a **Brick Garage/ Workshop** and further parking in front of the garage.

Take a peek at the floorplan to gauge the yet further potential here... and be sure to check out the '**CHEEKY**' view from the **ROOF TERRACE**.

- Four/**FIVE** Bedrooms
- Two/**Three** **LARGE** reception rooms
- **PRIVATE** rear gardens
- **TWO** bathrooms
- **Roof TERRACE**
- **SEA** 'glimpse' from Terrace
- **GARAGE** plus **PARKING**
- Within just **1/4** mile of the **PROMENADE**
- A truly **UNIQUE** property

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



Reception Hall: Imposing Reception area with

Lounge: 17'9" x 16'9" (5.40 m x 5.10 m) Decorative ceiling, Lovely fireplace with decorative fire surround with living flame log effect gas fire.

Second Lounge: 18'8" x 11'10" (5.70 m x 3.60 m) Feature living flame coal effect gas fire on a raised marble hearth, Decorative ceiling, Picture rail, Double glazed window.

Bedroom 1: 17'9" x 11'10" (5.40 m x 3.60 m) Built in wardrobes with matching drawer units, Radiator.

Bedroom 2: 14'5" x 11'6" (4.40 m x 3.50 m) Fitted wardrobes, Picture rail, Decorative ceiling, Radiator.

Bathroom: Comprising; Period style bath, Pedestal wash basin, Low flush WC, Tiled walls, Radiator.

Dining Kitchen:

...Kitchen Area: 11'6" x 8'6" (3.50 m x 2.60 m) Fitted wall and base cupboard units with complementary roll edge worktops, Stainless steel sink, Part tiled walls, Tiled floor, Open to:-

...Dining Area: 16'9" x 7'3" (5.10 m x 2.20 m) Brick fireplace, Built in storage cupboard, Double radiator.

Inner Hall:

Utility Room: 6'7" x 5'11" (2.00 m x 1.80 m) Fitted base unit, Stainless steel sink, Plumbed for washing machine, tiled floor, Gas central heating boiler.

First Floor:

Landing: Three large built in storage cupboards.

Bathroom 2: A four piece bathroom comprising: Panelled bath, Low flush WC, Bidet, Pedestal wash basin, Large separate shower cubicle, Tiled walls, Radiator.

Bedroom 3: 10'2" x 9'6" (3.10 m x 2.90 m) Radiator.

Bedroom 4: 12'10" x 10'10" (3.90 m x 3.30 m) Built in wardrobe, UPVC double glazed window, Radiator.



Outside:

Roof Terrace: 36'5" x 10'2" (11.10 m x 3.10 m) Accessed via spiral staircase off the open porch. Super terrace area with sea

Front: Established terraced front garden with numerous shrubs, plants and trees.

Rear: Mainly lawned, Established flowerbed to border, Superb level of privacy.

Garage/Workshop: Brick detached garage/workshop plus additional parking beyond the garage, Integral store to garage.

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 E - £2783.00 (2024/25)

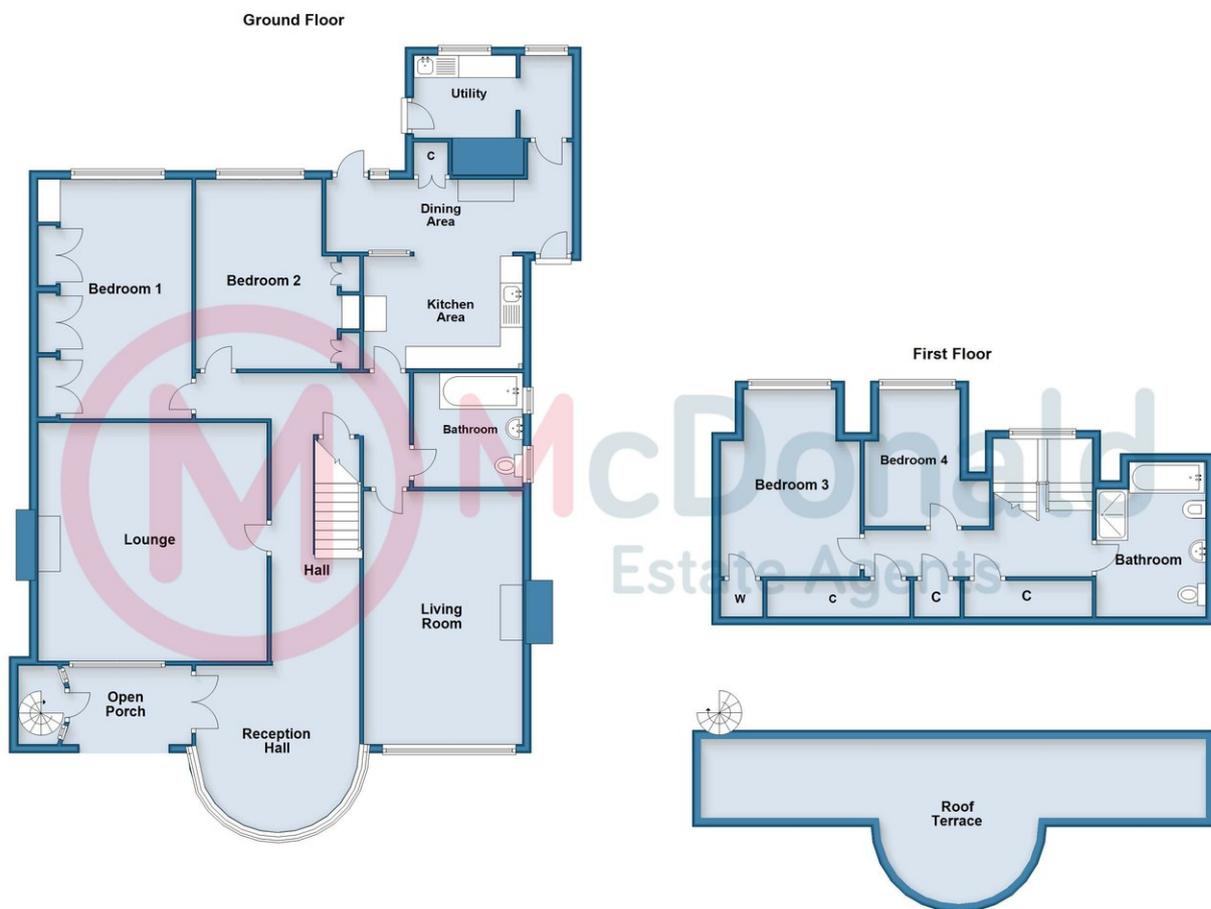


Directions: Take Devonshire Road heading South to the double roundabout at the Water Tower, turn right into Warbreck Hill Road.

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 | | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 31 | |
| (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.

40 Warbreck Hill Road

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

Award winning property sales since 1948.

