



9 Warbreck Court, Warbreck Hill Road,  
Bispham, Blackpool, FY2 9SR

**£111,500**

**\*\*\* RARE OPPORTUNITY of a LARGE THREE BEDROOM  
MAISONETTE \*\*\***

Most apartments within this popular development are two bedrooms. This is one of only two THREE bedroom apartments and arranged is over TWO STOREYS as a duplex style and additionally has TWO bathrooms. Take a peek at our floorplan to see the SPACIOUS accommodation. Situated just 150 yards from the PROMENADE and from the BALCONY off the LOUNGE / DINING room, commands SEA VIEWS.

Available with no onward chain.

- DUPLEX two storey design
- THREE bedrooms
- Bathroom PLUS shower room
- Gas central heating
- UPVC double glazing
- Lounge / Dining Room

Award winning property sales since 1948.



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- UPVC double glazing
- Lounge / Dining Room
- Balcony - Sea Views
- Just 150 yards to PROMENADE.
- No chain.

**Ground Floor:**

**Communal Entrance:** Staircase to all floors, Rear door access.

**Second Floor:**

**Communal Landing:**

**Private Entrance:**

**Hall:** Built in cloaks cupboard, Tiled floor, Security entrance, UPVC double glazed window.

**Lounge:** 16'11" x 14'6" (5.16 m x 4.42 m) Fitted living flame stone effect gas fire recessed to the chimney breast, Coved ceiling, Radiator.

**Balcony:** Composite decking, Sea views.

**Kitchen:** 8'9" x 5'4" (2.67 m x 1.63 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Part tiled walls, Concealed combi gas central heating boiler, Tiled floor, UPVC double glazed window.

**Inner Hall:** Staircase to third floor.

**Bedroom 1:** 10'11" x 12'5" (3.33 m x 3.78 m) built in wardrobe, UPVC double glazed window, Radiator.

**Bedroom 2:** 8'11" x 8'11" (2.72 m x 2.72 m) Wash basin, UPVC double glazed window, Radiator.

**Bathroom:** Modern bathroom comprising; Panelled bath, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

**Second Floor:**

**Landing:** UPVC double glazed window, Radiator.

**Bedroom 3:** 11'0" x 9'10" (3.35 m x 3.00 m) Built in storage cupboard, UPVC double glazed window, Radiator.

**En-Suite:** Comprising; Large shower cubicle with tiled walls, 'His and hers' vanity wash basins, Built in wardrobe, Heated towel rail/radiator.

**Outside:** Communal gardens.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold., 999 years from 1958. Service charge: £85 p/m  
Prospective purchasers should seek clarification of this from their Solicitors.

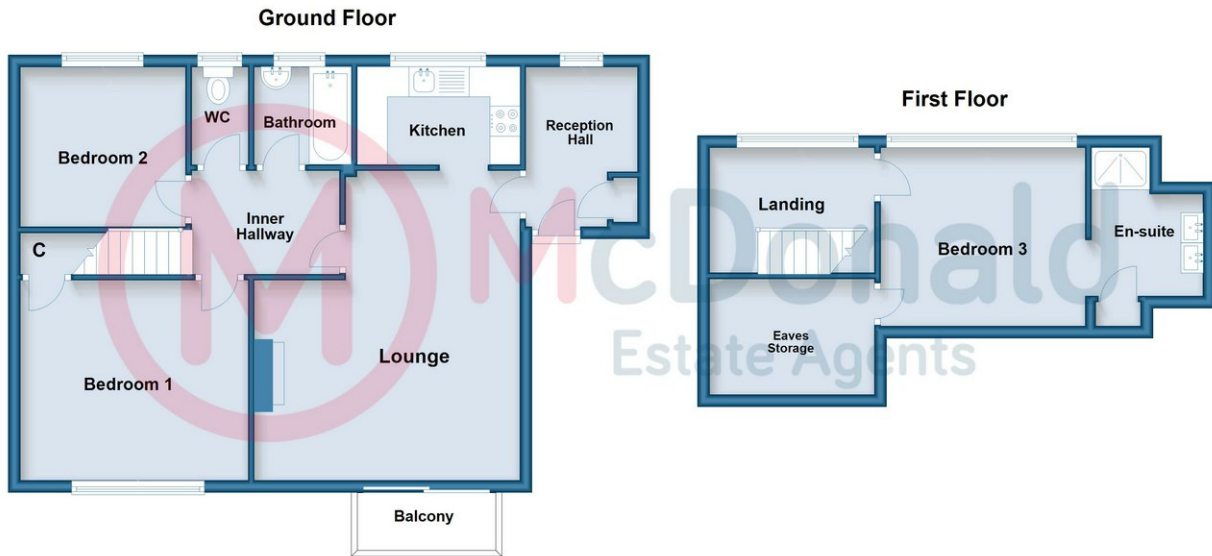


**Directions:** Travel along the Promenade heading South. Upon reaching the roundabout at Gynn Square take the first exit into Warbreck Hill Road. Warbreck Court is a short way along on the right hand side.

**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 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> | 67      | 71        |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |



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Plan produced using PlanUp.

**Warbreck Court**

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