



263 Warbreck Hill Road, Bispham,  
Blackpool, FY2 0SP

**£330,000**

A thoroughly deceptive Detached Home which has been **TRANSFORMED** in recent years by the current owners, having completed a major schedule of re-furbishments to include a rear extension, stunning Dining Kitchen (over 24' in length) and a contemporary decor theme throughout. The property also boasts a beautiful Southerly facing rear Garden which is over 65' in length and backs onto just school grounds. A lovely example of 'show home' style living, needs to be seen !

- Two Reception rooms
- Dining Kitchen - over 24'
- Ground floor WC and Utility
- Four Bedrooms - Two with en-suite
- Modern Family Bathroom
- Beautiful Southerly facing rear - over 65'
- Backing on to School land

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**Porch:** UPVC double glazed windows and door.

**Hall:** Tiled floor with under floor heating, Recessed lighting, Vertical radiator.

**Utility Room/WC:** Wall and base units, Sink with drainer, Plumbed for washing machine, Low flush WC, Tiled floor, UPVC double glazed window.

**Lounge:** 16'0" x 14'1" (4.88 m x 4.29 m) Feature fireplace with an inset electric living flame effect, Coved ceiling, TV point, UPVC double glazed window, Radiator. Glazed double doors to :-

**Dining Kitchen:** 24'4" x 14'8" (7.42 m x 4.47 m) A range of modern fitted wall and base cupboard units with complementary worktops and matching centre island, Sink and drainer with mixer tap, Split level oven, grill and hob with extractor over, Integrated dishwasher, Space for American fridge freezer, Under floor heating, UPVC double glazed window. Open plan to :-

**Sitting Room:** 12'6" x 11'6" (3.81 m x 3.51 m) Tiled flooring with under floor heating, UPVC double glazed window, Two Velux windows, Bi-fold doors to the rear Garden.

**First Floor:**

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

**Master Bedroom:** 14'2" x 11'0" (4.32 m x 3.35 m) Fitted wardrobes, Recessed lighting, UPVC double glazed window, Radiator.

**En-Suite:** Walk in multi jet shower, Low flush WC, Wash basin, Tiled walls and floor, Recessed lighting, UPVC double glazed window, Vertical radiator.

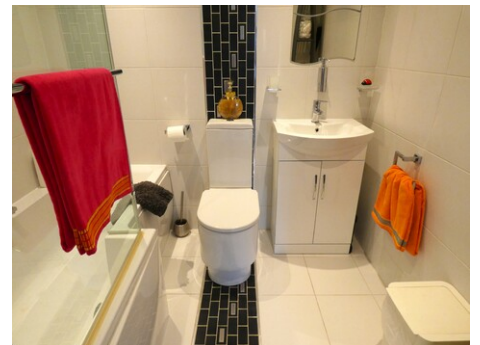
**Bedroom 2:** 11'1" x 11'0" (3.38 m x 3.35 m) UPVC double glazed window, Radiator, Fitted wardrobes with hidden access to:-

**En-Suite 2:** Shower cubicle, Low flush WC, Wash basin, Tiled walls and floor, Recessed lighting, UPVC double glazed window.

**Bedroom 3:** 13'1" x 9'5" (3.99 m x 2.87 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 4:** 9'8" x 7'2" (2.95 m x 2.18 m) Built in storage, UPVC double glazed window Radiator.

**Bathroom:** Three piece bathroom comprising; Panelled bath with shower over, Vanity wash basin Low flush WC, Tiled walls and floor, Recessed lighting, Vertical radiator.



**Outside:**

**Front:** Laid to paving with trees and shrubs to borders.

**Rear:** A beautiful Southerly facing rear garden, Over 65', Mainly laid to lawn with patio areas, Mature shrubs and hedges to borders with an open aspect over school land.

**Parking:** Garage with an up and over door, UPVC double glazed window and door, Power and lighting. Private drive and additional parking to the front.

**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)

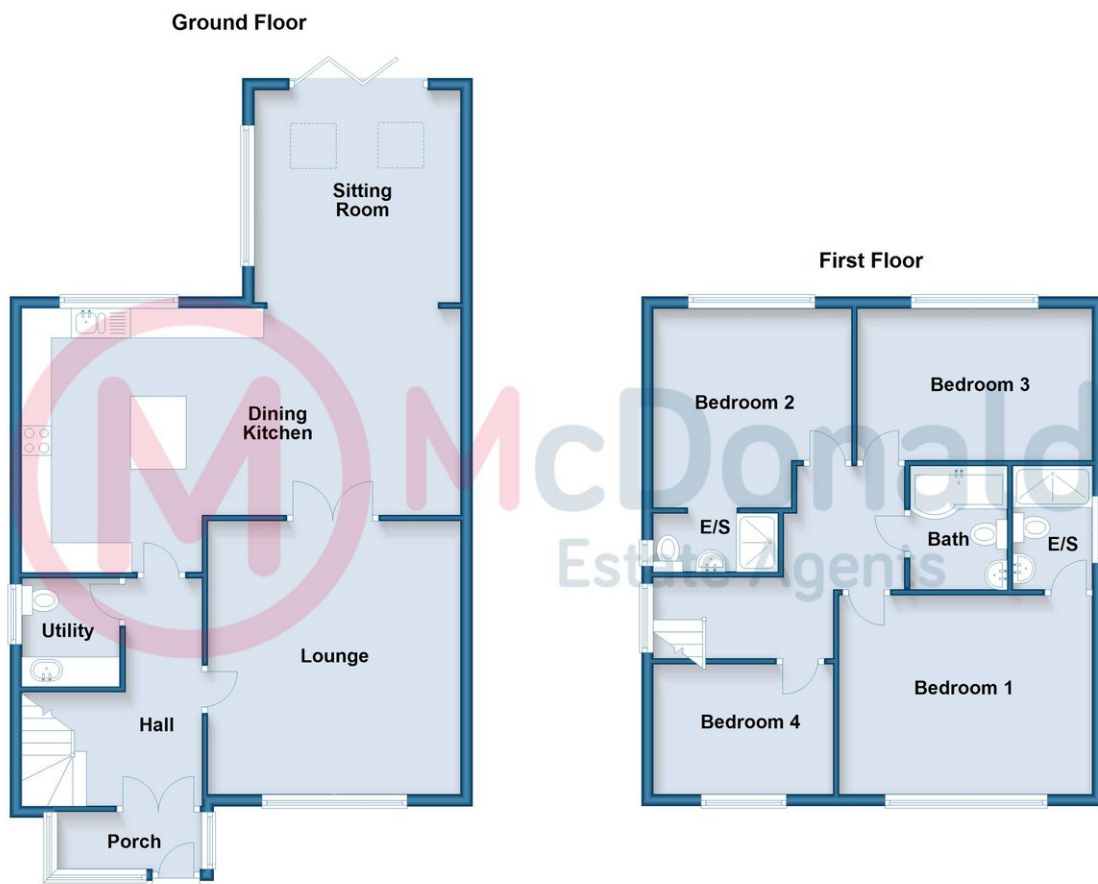


**Directions:** From Bispham village take Devonshire Road heading south, upon reaching the roundabout turn right into Warbreck Hill Road, the property is situated on the right hand side.

**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>		85
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(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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**Warbreck Hill Road**

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