



103 Warbreck Drive, Bispham,
Blackpool, FY2 9RY

£124,950

A magnificently **SPACIOUS** traditional style Terraced Family Home. To the ground floor are **THREE** separate Reception Rooms, Kitchen and WC, whilst to the first floor are the **FOUR BEDROOMS** and two Bathrooms. Requiring upgrading, but offering great potential and sold with **NO ONWARD CHAIN**.

- Three Reception Rooms
- Kitchen
- Ground floor WC
- Four Bedrooms
- Two Bathrooms
- Gas central heating
- Just two roads back from the Promenade

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1948.



McDonald

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Vestibule: Tiled floor, UPVC double glazed door.

Hall:

Ground floor WC: Low flush WC, Wash basin.

Lounge: 16'6" x 14'0" (5.03 m x 4.27 m) Fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Two radiators.

Second Lounge: 14'3" x 13'0" (4.34 m x 3.96 m) Coved ceiling, Double glazed window, Radiator.

Dining Room: 15'8" x 11'8" (4.78 m x 3.56 m) Two double glazed windows, Radiator.

Kitchen: 11'7" x 11'7" (3.53 m x 3.53 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Built in oven and hob with extractor over, Double glazed windows, UPVC double glazed door.

First Floor:

Landing:

Bedroom 1: 13'0" x 12'4" (3.96 m x 3.76 m) Coved ceiling, Double glazed window, Radiator.

Bedroom 2: 13'5" x 10'0" (4.09 m x 3.05 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 10'0" x 8'7" (3.05 m x 2.62 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Four piece bathroom comprising; Panelled bath, Built in shower cubicle, Vanity wash basin, Low flush WC, Double glazed window, Radiator.

Bathroom 2: Three piece bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC, Double glazed window, Radiator.

Bedroom 4: 11'9" x 8'6" (3.58 m x 2.59 m) Coved ceiling, Double glazed window, Radiator.

WC: Low flush WC.

Outside:

Rear: Courtyard style garden, Mainly concreted.

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 - C £2126.41 (2025/26)



Directions: From our Bispham office travel south directly down Warbreck Drive. Number 103 can be found on the left 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) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Warbreck Drive

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