



70 Warbreck Hill Road, Bispham,
Blackpool, FY2 9UH

£480,000

Hiding away from the road behind mature hedging, an imposing and elegant **TRADITIONAL PERIOD FAMILY HOME** which just oozes style and character from the very moment you enter the gorgeous 16' x 12' panelled Reception Hall. Boasting four **DOUBLE Bedrooms**, three Reception rooms and a 24' Breakfast Kitchen, No. 70 also has Gardens to all four sides, and a large Garage with impressive additional parking. Viewing is an absolute **MUST** to fully appreciate the accommodation on offer.

Sold with NO ONWARD CHAIN.

- **FOUR DOUBLE Bedrooms**
- **Three Bath/Shower rooms**
- **Three Reception rooms**
- **24' Breakfast Kitchen**
- **Deceptive Plot size**
- **Large Garage & further parking**
- **Full of period features**

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McDonald

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81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

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Vestibule: Double glazed windows.

Reception Hall: 16'1" x 12'2" (4.90 m x 3.70 m) Panelled walls, Delft shelf, Stunning stained glass windows.

Lounge: 23'7" x 19'0" (7.20 m x 5.80 m) Feature fireplace, Coved ceiling, Picture rail, UPVC double glazed bay window, Stained glass inglenook windows, TV point, Radiator., Double doors to :-

Dining Room: 15'9" x 12'2" (4.80 m x 3.70 m) Feature fireplace with inset living flame gas fire, Coved ceiling, Picture rail, UPVC double glazed window, Radiator, Archway to :-

Breakfast Kitchen: 24'7" x 11'6" (7.50 m x 3.50 m) A range of wall and base cupboard units with granite worktops and matching breakfast bar, Split level double oven and hob with extractor over, Recessed sink with mixer tap, Plumbed for American style fridge freezer, Integrated washing machine and dishwasher, Karndean flooring, Recessed low voltage lighting, UPVC double glazed windows and door

Sitting Room: 21'8" x 16'5" (6.60 m x 5.00 m) Feature fireplace, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

WC: Low flush WC, Tiled walls and floor, UPVC double glazed window, Radiator.

First Floor:

Landing.

Bedroom 1: 23'7" x 19'0" (7.20 m x 5.80 m) Fitted mirror front wardrobes, Coved ceiling, Picture rail, UPVC double glazed bay window, Stained glass inglenook windows, Two radiators.

En-Suite 1: Comprising; Step in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, Recessed low voltage lighting, Towel heater radiator, UPVC double glazed window.

Bedroom 2: 21'8" x 14'5" (6.60 m x 4.40 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

En-Suite 2: Comprising; Step in shower, Low flush WC, Pedestal wash basin.

Bedroom 3: 16'1" x 8'2" (4.90 m x 2.50 m) Coved ceiling, Picture rail, TV point, UPVC double glazed window, Radiator.

Bedroom 4: 16'1" x 10'2" (4.90 m x 3.10 m) Coved ceiling, Picture rail, UPVC double glazed windows, Radiator.

Bathroom: A stunning modern four piece suite comprising a freestanding bath, walk in shower, Low flush WC, tiled walls and floor, UPVC double glazed window, Radiator.



Outside:

Gardens: There are deceptively sized walled garden areas to all four sides of the property, laid to a combination of lawn, patio and gravelled areas.

Parking: Large brick garage with additional parking.

Additional Information: Boiler check was carried out on 16th June 2025 (gas safety record available to view at the office).

Tenure: A stunning modern four piece suite comprising a freestanding bath, walk in shower, Low flush WC, tiled walls and floor, UPVC double glazed window, Radiator.

Council Tax: Band - F £3455.41 (2025/26)



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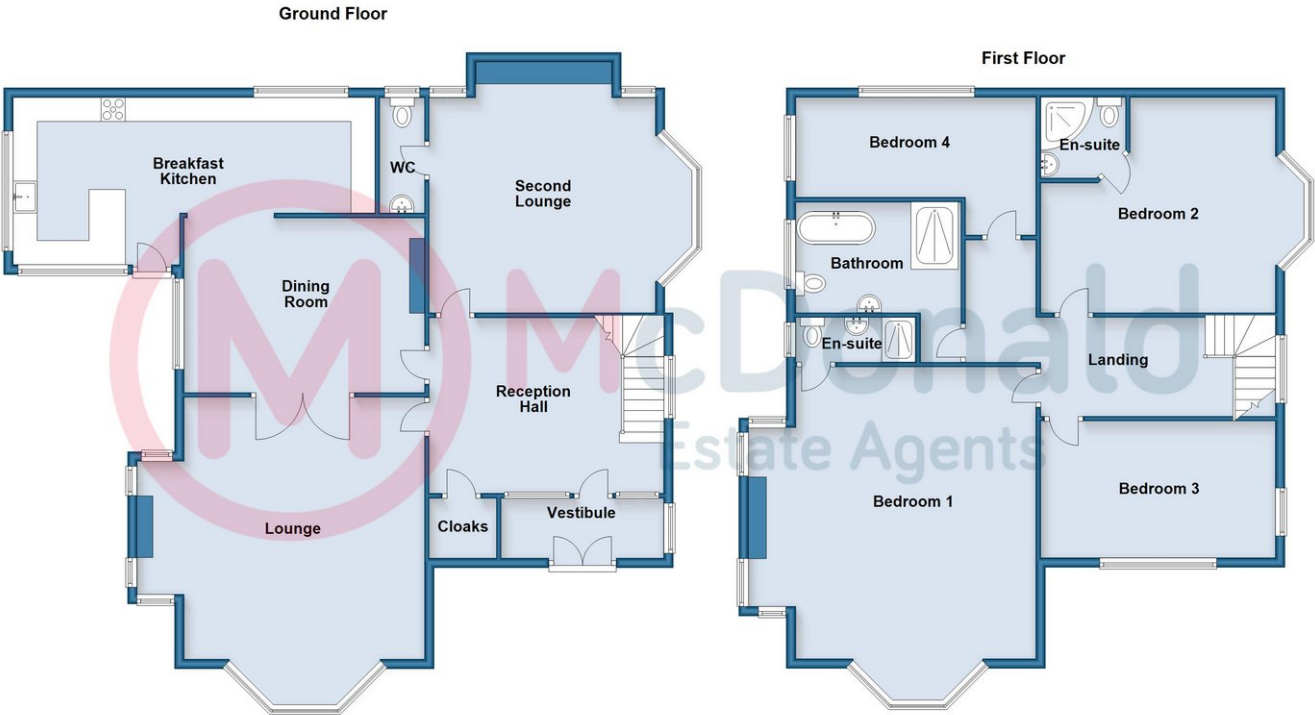


Directions: Take Devonshire Road heading South to the double roundabout at the Water Tower, turn right into Warbreck Hill Road.

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 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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