



61 Warbreck Drive, Bispham,
Blackpool, FY2 9RZ

£134,950

This spacious family home offers flexible accommodation with 4–5 bedrooms, currently arranged as four bedrooms, including a generous principal suite featuring a large dressing room. The property benefits from three bathrooms, two of which are en-suite, thoughtfully positioned across different floors for added convenience.

With its versatile layout, the home is well-suited to a variety of living arrangements, including space for an independent teenager or a dependent relative.

While the property would benefit from some updating, it presents an excellent opportunity for buyers to add value and personalise to their taste.

Ideally located just 0.2 miles from the seafront, 0.5 miles from North Shore Golf Club, and approximately 1 mile from Blackpool North Train Station, the home combines generous living space with a highly convenient coastal setting.

- 4/5 Bedrooms (currently 4)
- THREE bathrooms
- TWO reception rooms
- DINING kitchen
- UPVC double glazing
- Further updating required
- VERY spacious family home

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Lounge: 16'0" x 11'9" (4.88 m x 3.58 m) Built in display shelves to alcoves, UPVC double glazed bay window, Bench seating to bay window, Radiator.

Dining Kitchen: 13'3" x 13'2" (4.04 m x 4.01 m) Wall and base cupboard units, Roll edge worktops and free standing island, Ceramic 'Belfast' style sink, Plumbed for washing machine, UPVC double glazed patio doors to rear garden.

Living Room: 10'10" x 10'6" (3.30 m x 3.20 m) Built in cupboard housing combi gas central heating boiler, Understairs storage, UPVC double glazed window.

Bedroom 4: 10'6" x 8'9" (3.20 m x 2.67 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Panelled bath with overhead shower unit, Low flush WC, Wash basin, Mosaic tiled walls, Tiled floor, Two UPVC double glazed window, Radiator.

First Floor:

Landing: Split level landing.

Bedroom 1: 13'2" x 10'6" (4.01 m x 3.20 m) Wood effect laminate flooring, UPVC double glazed window, Radiator. Open archway to:-

Dressing Room: 13'2" x 5'7" (4.01 m x 1.70 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'2" x 10'5" (4.01 m x 3.17 m) UPVC double glazed window. Open archway to:-

En-Suite: Low flush WC, Pedestal wash basin, Shower 'wet' area, Extractor fan, Tiled and panelled walls.

Shower Room: Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Panelled walls, UPVC double glazed window.

Bedroom 3: 10'7" x 8'9" (3.23 m x 2.67 m) UPVC double glazed window, Radiator.

Outside:

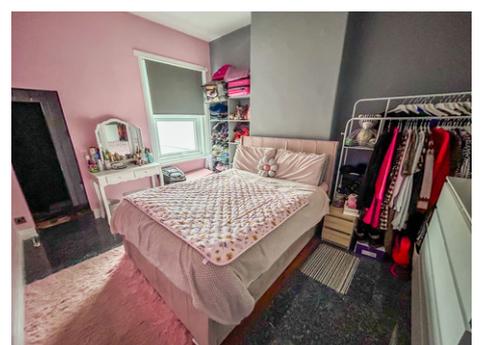
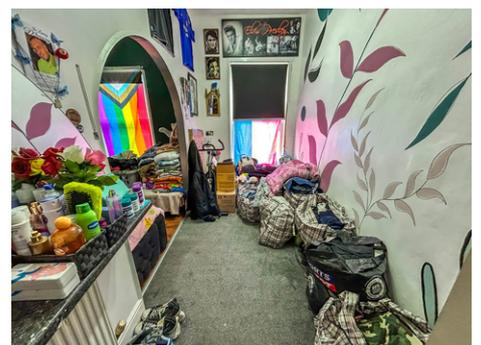
Front: Forecourt garden.

Rear: Rear yard.

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 - A £1675.48 (2026/27)



Directions: Warbreck Drive is situated directly opposite our Bispham office. Number 61 is at the far end 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		
(69-80)	C		73
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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