



363 Warbreck Drive, Bispham,
Blackpool, FY2 9LF

£174,995

This Semi Detached home offers a thoroughly deceptive levels of accommodation, both in terms of the scale - the main Living rooms and Bedrooms are all in the region of 16' - and also the standard, with beautiful modern Kitchen and Bathroom facilities, and a contemporary decor theme throughout. A great location less than 300m from both the seafront and Red Bank Road where you are spoiled with the variety of amenities on the doorstep. Needs to be seen.

- Three Bedrooms
- Three Reception rooms
- Modern fitted Kitchen
- Spacious modern Bathroom
- Double glazing
- Gas central heating
- Gardens
- Off street parking



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Vestibule: Meter cupboard, Tiled floor, UPVC double glazed doors.

Hall: Radiator.

Lounge: 15'9" x 11'3" (4.80 m x 3.43 m) Feature fireplace, Coved ceiling, Picture rail, Wood effect laminate flooring, TV point, UPVC double glazed window, Radiator.

Dining Room: 16'7" x 11'0" (5.05 m x 3.35 m) Coved ceiling, Picture rail, TV point, Radiator.

Kitchen: 17'7" x 6'8" (5.36 m x 2.03 m) Stunning range of modern fitted wall and base cupboards with contrasting work surfaces, Built in oven and hob with extractor hood, Plumbed for washing machine, UPVC double glazed windows and door, Vertical radiator.

Sun Lounge: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed windows and door.

First Floor:

Landing: Wall light point, UPVC double glazed window.

Bedroom 1: 16'0" x 10'6" (4.88 m x 3.20 m) Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 2: 16'7" x 10'8" (5.05 m x 3.25 m) Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 3: 6'10" x 6'10" (2.08 m x 2.08 m) UPVC double glazed window, Radiator.

Bathroom: Superb modern three piece suite comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled floor, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Off street parking to the front, borders.

Rear: Mainly paved with beds and borders.

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 £2233.97 (2026/27)

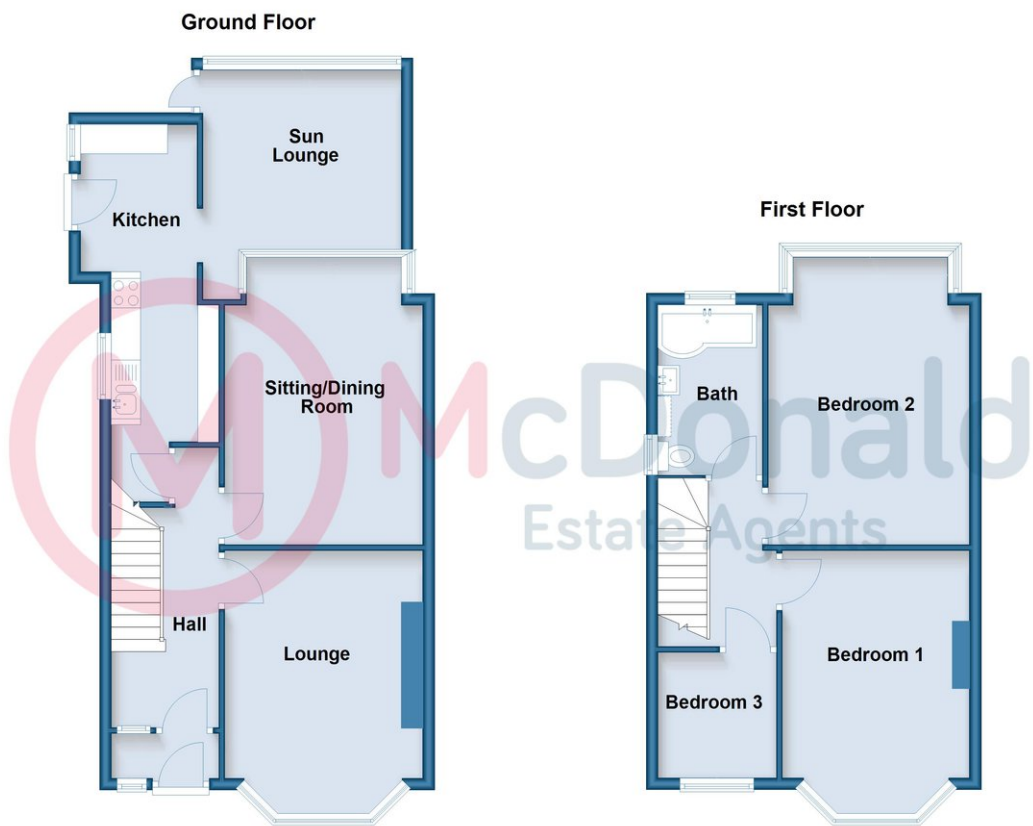


Directions: From our office on Red Bank Road, Warbreck Drive can be found directly opposite.

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		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

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