



**3 Warbreck Court, Warbreck Hill Road,
Bispham, Blackpool, FY2 9SR**

£110,000

A Beautifully presented second (top) floor Purpose Built Apartment situated only around 150 meters from the Promenade. This lovely home has modern style Kitchen and Bathroom facilities, a contemporary decor theme throughout and the benefit of a Balcony with great side coast views.

- Lounge
- Modern style Kitchen
- Two double Bedrooms
- Modern style Bathroom
- UPVC double glazing
- Gas central heating
- Balcony with side views
- Communal gardens

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Communal Entrance:

Private Entrance:

Hall: Built in storage cupboard, Radiator. Open to:-

Lounge: 14'0" x 11'10" (4.27 m x 3.61 m) Focal point chimney breast with a recessed living flame effect fire, Built in alcove storage, Recessed lighting, Coved ceiling TV point, UPVC double glazed windows and doors to balcony, Radiator.

Kitchen: 9'2" x 7'10" (2.79 m x 2.39 m) Modern style wall and base with complementary roll edge worktops, One and a half bowl stainless steel sink, Integrated oven and hob with extractor hood, Integrated microwave, Plumbed for washing machine and dishwasher, Recessed lighting, UPVC double glazed window.

Bathroom: Lovely modern four piece suite comprising; Step in shower cubicle, Panelled bath, Integrated WC, Wash basin, Laminate flooring, UPVC double glazed window, Towel heater radiator.

Bedroom 1: 14'0" x 9'9" (4.27 m x 2.97 m) Modern fitted wardrobes, Recessed lighting, UPVC double glazed window, Radiator.

Bedroom 2: 9'8" x 7'7" (2.95 m x 2.31 m) UPVC double glazed window, Radiator.

Loft Room: 27'7" x 10'6" (8.41 m x 3.20 m) Light and power, Accessed via a loft ladder.

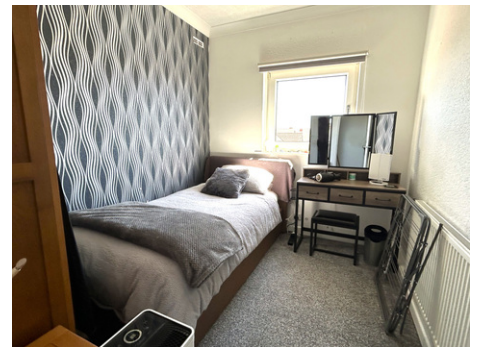
Outside:

Communal Gardens: To the front of the building.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1st December 1956; Ground rent £5.00 per annum, Service charge £1020 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)



Directions: Travel along the Promenade heading South. Upon reaching the roundabout at Gynn Square take the first exit into Warbreck Hill Road. Warbreck Court is a short way along 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)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Floor Plan



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Plan produced using PlanUp.
Warbreck Court

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