



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

£390,000

Hiding away from the road behind mature hedging and the walled garden, an imposing and elegant **TRADITIONAL PERIOD HOME** which just oozes style and character from the very moment you enter the gorgeous Hall. Boasting four Bedrooms - one with en-suite, three Reception rooms and a Kitchen with separate Utility. No. 66 also has wrap around Gardens, and a large Garage with additional parking. Viewing is an absolute **MUST** to fully appreciate the accommodation on offer.

- **FOUR Bedrooms - one with en-suite**
- **Three Reception rooms**
- **Kitchen with separate Utility**
- **Full of period features**
- **Super presentation throughout**
- **Large Garage & further parking**

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McDonald

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Vestibule: Tiled floor, Part tiled walls.

Hall: Walk in cloaks, Picture rail, Coved ceiling, Radiator.

Lounge: 17'10" x 15'8" (5.44 m x 4.78 m) Beautiful, ornate period fireplace with a tiled inset and hearth and inglenook windows, Panelled walls, Coving and ornate ceiling plasterwork, Delft shelf, TV point, UPVC double glazed bay window, Two radiators.

Dining Room: 14'3" x 12'10" (4.34 m x 3.91 m) Feature fireplace, Ornate ceiling, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Kitchen: 15'7" x 10'6" (4.75 m x 3.20 m) A range of modern style wall and base cupboard units with quartz worktops and a matching island, Split level six ring hob with extractor and double oven, Integrated microwave, Integrated dishwasher, One and a half bowl recessed sink with mixer tap, Coved ceiling, Tiled floor, UPVC double glazed bay window, Radiator. Arch to:-

Breakfast Room: 11'4" x 7'9" (3.45 m x 2.36 m) Wall and base cupboard units with quartz worktop, Coved ceiling, UPVC double glazed window, Radiator.

Utility: Wall and base cupboards with complementary roll edge worktops, One and a half bowl ceramic sink with mixer tap, Plumbed for washing machine, UPVC double glazed window, Radiator.

WC: Low flush WC, Gas central heating boiler.

First Floor:

Landing: Coved ceiling, Picture rail, Stained glass window, Two radiators.

Bedroom 1: 17'10" x 15'8" (5.44 m x 4.78 m) Ornate tiled fireplace with inglenook windows, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'3" x 12'10" (4.34 m x 3.91 m) Fitted mirror front wardrobe, Coved ceiling, Picture rail, TV point, UPVC double glazed window, Radiator.

En-Suite: Comprising; Step in shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, Stained glass window, Towel heater radiator.

Bedroom 3: 13'0" x 7'5" (3.96 m x 2.26 m) Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bedroom 4: 9'4" x 8'9" (2.84 m x 2.67 m) Coved ceiling, Picture rail, UPVC double glazed window.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled floor, Stained glass window, Towel heater radiator.



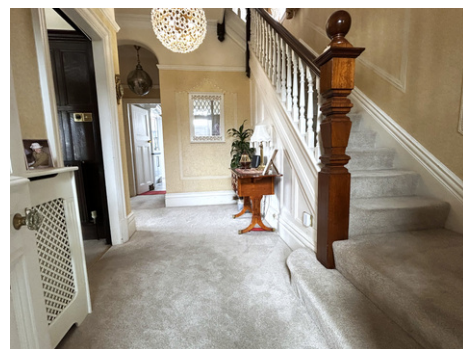
Outside: Wrap around gardens, Mainly block paved with an array of borders and raised beds, well stocked with established plants, flowers and shrubs.

Parking: Detached garage - well finished with light and power, Tiled floor, Wall and base cupboard units, UPVC double glazed windows and door, Gas central heating radiator, and also houses a separate WC.

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 - F £3630.21 (2026/27)



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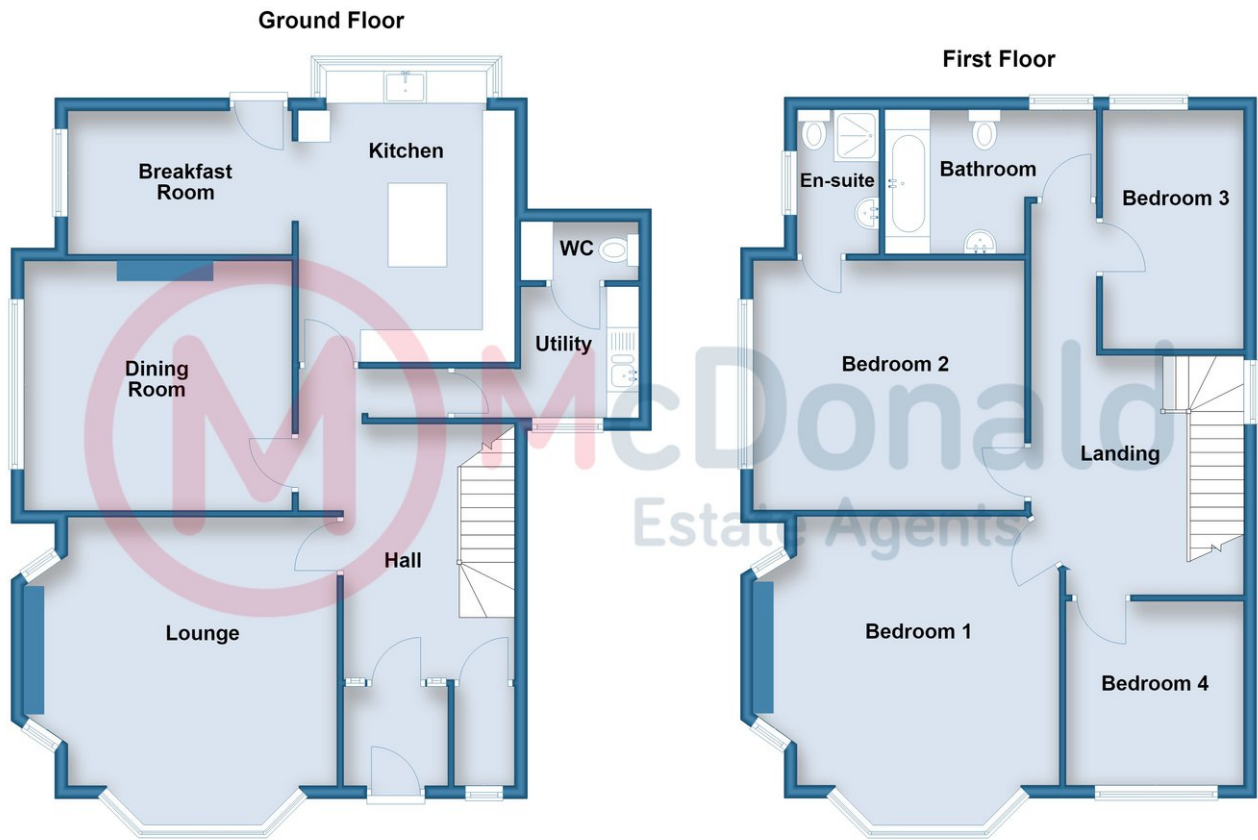


Directions: Take Warbreck Hill Road heading towards the seafront, continue over the roundabout and the property can be found a short distance down on the right hand side.

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		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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