221 Warbreck Drive, Bispham, FY2 9PP

Deceptively Spacious Semi Detached House

£214,950

3 2 1







A Rare Opportunity Overlooking North Shore Golf Course.

Shoreline Estates are delighted to present to the market this substantial and characterful family residence, occupying an enviable position backing directly onto the prestigious North Shore Golf Course, with picturesque open views providing a truly exceptional backdrop.

This much-loved family home presents a rare opportunity for a discerning purchaser to acquire a property of considerable proportions, brimming with character, charm and outstanding potential.

Whilst the property would benefit from modernisation and refurbishment throughout, its generous accommodation, traditional architectural features and highly desirable setting provide the perfect foundations for creating an exceptional family home.

Externally, the property continues to impress, with off-road parking to the front and an established rear garden enjoying a delightful outlook towards the beautifully maintained greens of North Shore Golf Course. This wonderful setting offers a sense of openness and tranquillity that is increasingly difficult to find.

Early viewing is highly recommended to fully appreciate the remarkable potential and enviable position this property has to offer.

Vestibule
Double glazed wood entrance door, Feature stain glass door to:

Entrance Hall
Coved ceiling, Understairs cupboard, Radiator

Cloakroom
Meter cupboard, Feature Portal Window.

Lounge 4.33m x 3.66m (14'2" x 12'0")
Free standing electric fire in surround, Wooden double glazed bay window to front elevation, Coved ceiling, Radiator.

Key Features

- NO ONWARD CHAIN
- Views Over Golf Course
- Two Spacious Reception Rooms
- 25’ Dining Kitchen
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Detached Garage & Driveway
- Established Rear Garden

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Blackpool, FY2 9HX

Dining Room 3.85m x 4.77m (12'7" x 15'7")
Coal effect gas fire in complimentary surround and hearth, Wooden double glazed bay window to rear elevation, Coved ceiling, Radiator.

Kitchen 3.03m x 7.82m (9'11" x 25'7")
A spacious dining kitchen comprising of a range of wall and base cupboard units with complimentary roll edge work tops and breakfast bar, One and a half bowl single drainer stainless stell sink with mixer tap, Gas cooker point, Extractor fan over, Space for under counter fridge and freezer, Plumbed for automatic washing machine, Wooden double glazed window to the rear elevation overlooking the established garden and views of North Shore Gold Course, Wooden double glazed window to side elevation, Radiator.

FIRST FLOOR

Bedroom 3.95m to wardrobes x 3.63m to bay window (12'11" x 11'10")
Range of fitted wardrobes, Coved ceiling, Wooden double glazed bay window to front elevation, Radiator.

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Range of fitted wardrobes, Coved ceiling, Wooden double glazed bay window to front elevation, Radiator.

Bedroom 2.57m x 2.47m (8'5" x 8'1")
Coved ceiling, Wooden double-glazed window to front elevation, Radiator.

Bathroom – 3.02m x 2.3m (9'10" x 7'6")
Three-piece bathroom suite, comprising of a panelled bath, Pedestal wash basin, Low flush WC, Tiled walls, Wooden double-glazed window to rear elevation, Radiator.

OUTSIDE:

Front Garden – Raised borders Gravelled with stepping stone type path.

Parking – Driveway leading to a detached brick-built garage with power and lights access via un up and over door.

Rear Garden - The rear garden is a particularly appealing feature of this property, enjoying an enviable position backing onto the prestigious North Shore Golf Course, with delightful uninterrupted views across the beautifully maintained greens.
Offering a wonderful sense of openness and tranquillity, the garden is predominantly laid to lawn, complemented by established shrubs, mature planting and a paved patio area. Whilst offering scope for landscaping and enhancement, this delightful outdoor space presents an exciting opportunity to create a stunning garden retreat from which to relax, entertain and appreciate the picturesque surroundings.

GENERAL

TENURE
Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

COUNCIL TAX
Shoreline Estates have been informed that the property is Council Tax Band D and the Local Authority Is Wyre Council

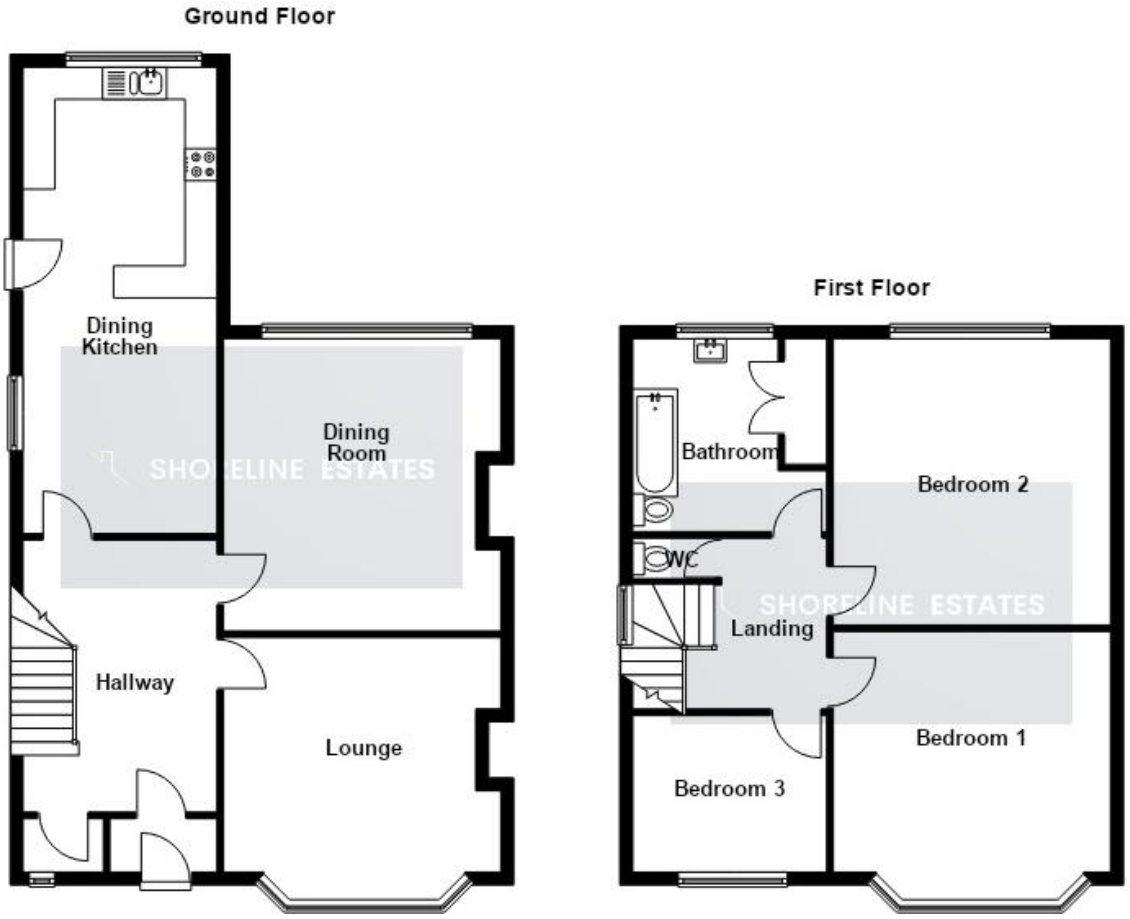
FIXTURES & FITTINGS
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

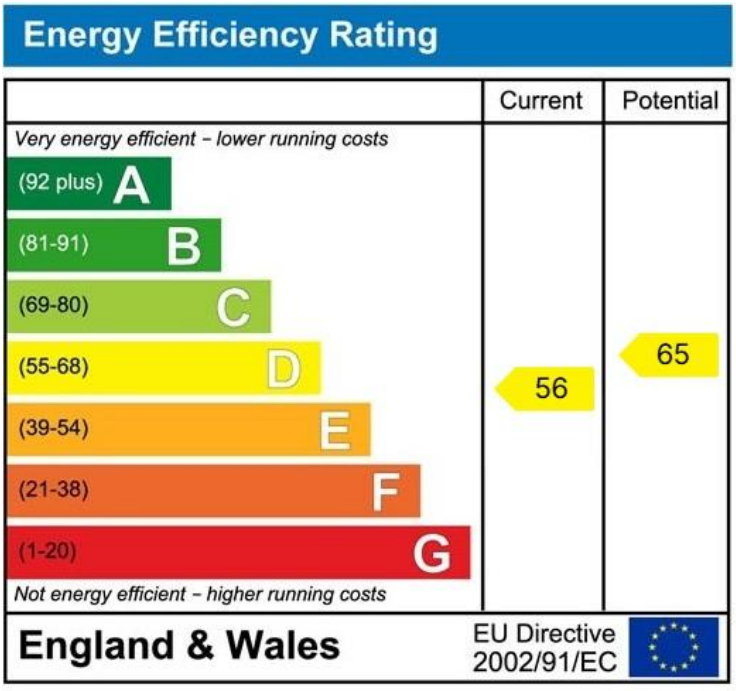
INFORMATION
Please note this brochure including photography was prepared by Shoreline Estates in accordance with the sellers' instructions.

WARRANTIES
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

GENERAL
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.












FREE VALUATION

If you would like an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX
Telephone (01253) 352207 info@shorelineestates.co.uk