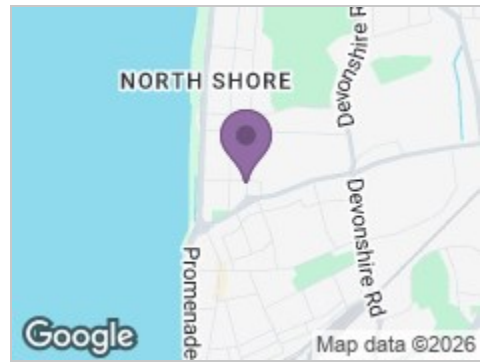


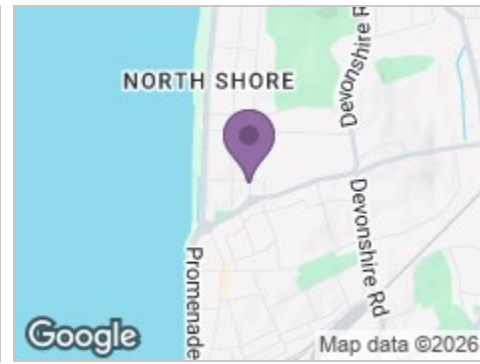
Road Map



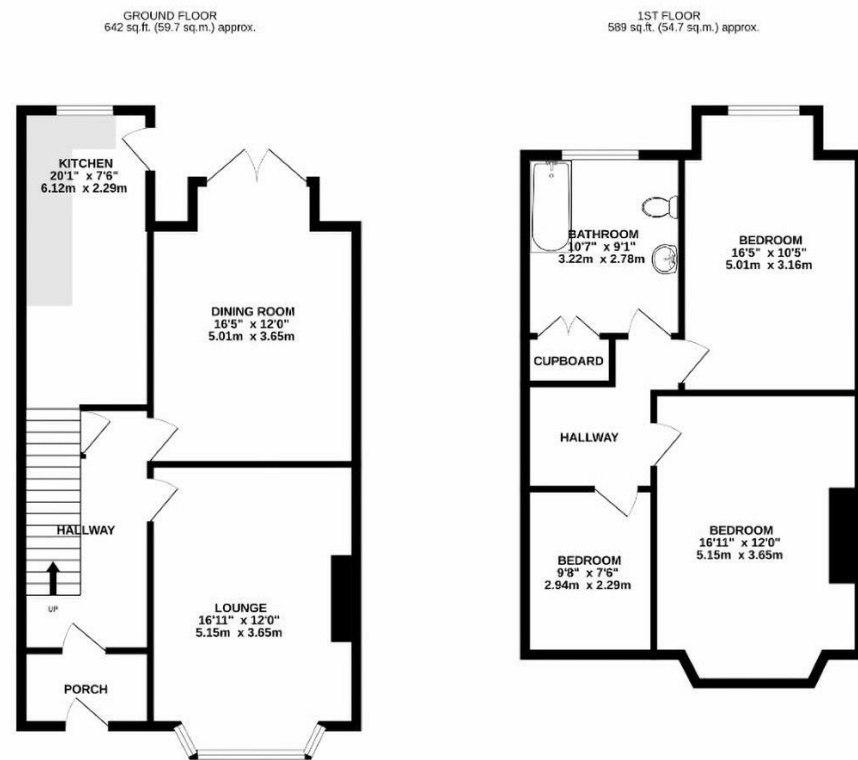
Hybrid Map



Terrain Map



Floor Plan



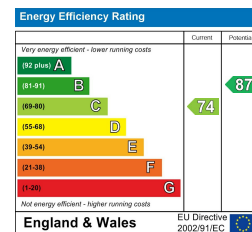
TOTAL FLOOR AREA - 1231 sq.ft. (114.4 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any of the items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation, or efficiency over the time.  
 Made with Keyplan ©2015

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

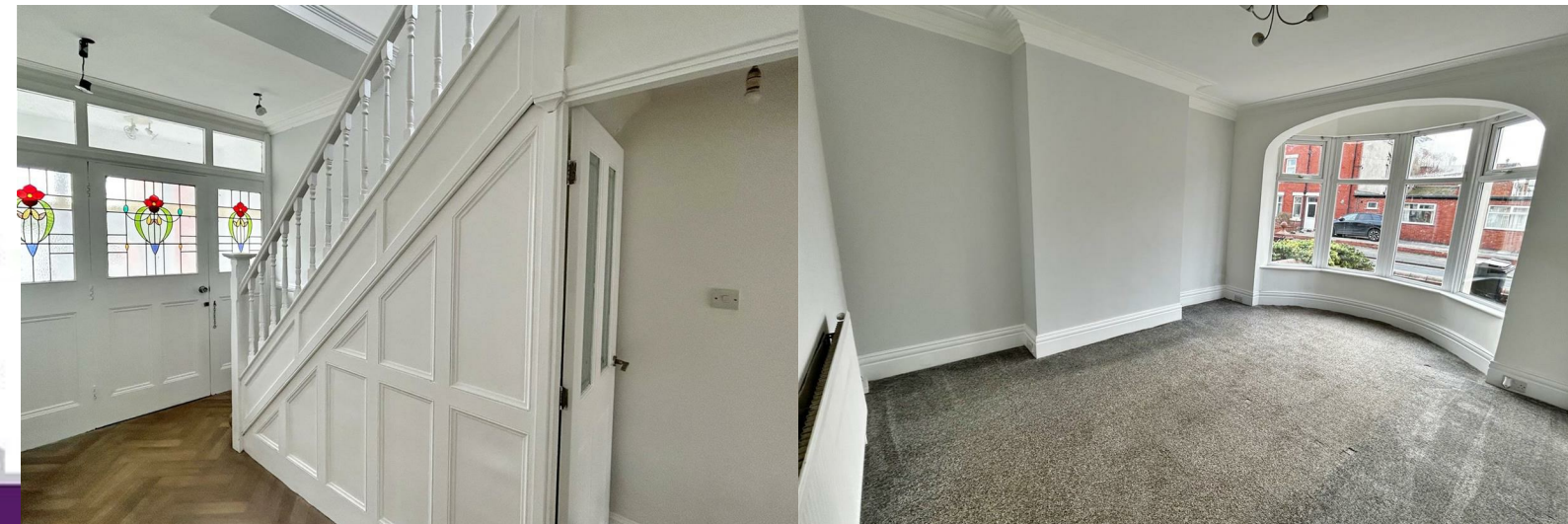
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



17 Warbreck Drive  
Blackpool, FY2 9SZ

Offers In The Region Of £170,000



# 17 Warbreck Drive

Blackpool, FY2 9SZ

## Offers In The Region Of £170,000



equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

### Porch

UPVC door to front providing access from front garden pathway. Original inner door with opaque stained glass. Tiled floor.

### Hallway

Access to all ground floor rooms. Spindled staircase leading to first floor landing. Internal doors with feature stained glass. Herring bone patterned vinyl flooring and ceiling lights.

### Lounge

16'10" x 11'11"  
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

### Dining Room

16'5" x 11'11"  
UPVC patio doors to rear leading out into rear garden. Wood flooring, ceiling light and radiator.

### Kitchen

20'0" x 7'6"  
UPVC double glazed window to rear. Stainless steel sink unit with mixer tap above. Four ring gas hob with extractor fan above and electric double oven beneath. herring bone patterned vinyl flooring. Under stairs storage. UPVC door to side providing access to rear garden.

### First Floor Landing

Access to all first floor rooms. UPVC double glazed window to side. Loft access. Carpet and ceiling light.

### Bedroom One

16'10" x 11'11"  
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

### Bedroom Two

16'5" x 10'4"  
UPVC double glazed bay window to rear. Carpet, ceiling light and radiator.

### Bedroom Three

9'7" x 7'6"  
UPVC double glazed bay window to front. Carpet, ceiling light and radiator.

### Bathroom

10'6" x 9'1"  
UPVC double glazed opaque window to rear. Stunning modern bathroom suite comprising; walk in twin shower cubicle with fitted glass partition, vanity wash hand basin and low flush WC. Patterned wall and floor tiles, ladder style towel heater and ceiling lights.

### Front Exterior

Walled private front courtyard.  
Side access.

### Rear Exterior

Low maintenance rear garden with paved patio.

### Further Information

Tenure - Freehold  
EPC Rating - C  
Council Tax Band - B - Blackpool Borough Council

### Agent's Disclaimer

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