



Warbreck Drive | | Blackpool | FY2 9SZ

£160,000

 **TAMARA SAMUELS**
The Home of Signature Properties

Warbreck Drive |
Blackpool | FY2 9SZ
£160,000

- Spacious four-bedroom garden terrace
- Two generous reception rooms
- Characterful kitchen diner
- Two double bedrooms and two further bedrooms
- Enclosed rear courtyard garden and powered brick-built shed
- Approximately 1,312 sq ft of accommodation
- Bay-fronted lounge with gas fire
- Solid wood flooring throughout the ground floor
- Bathroom and separate shower room, both with a WC
- Within easy reach of Blackpool Promenade, nearby schools and good public transport links

Entrance

An enclosed entrance porch provides a useful welcome into the home, with an internal door opening into the hallway.

Lounge

13'8" x 15'7" (4.17m x 4.74m)

A spacious front reception room with a double-glazed bay window, solid wood flooring and decorative coving. A living-flame gas fire sits within a cast-iron fireplace with a polished timber surround. Central heating radiator.



A characterful four-bedroom home with two reception rooms, a spacious kitchen diner and an enclosed courtyard garden, conveniently positioned for Blackpool Promenade.



Dining Room

12'6" x 12'10" (3.80m x 3.92m)

A generous second reception room with solid wood flooring, a rear-facing double-glazed window and a feature fireplace surround with a gas fire connection. Central heating radiator.

Kitchen Diner

12'0" x 13'11" (3.65m x 4.23m)

Fitted with light-coloured shaker-style units, timber worktops and a Belfast-style sink. Partially tiled walls, laminate flooring and an extractor fan. Windows to two aspects, a central heating radiator and space for a dining table. A door opens onto the rear courtyard.

Hallway

Solid wood flooring, a central heating radiator and two understairs storage areas. Doors lead to the lounge, dining room and kitchen diner, with stairs rising to the first floor.

Landing

Carpeted stairs and landing with access to all four bedrooms, the bathroom and separate shower room.

Master Bedroom

12'6" x 13'1" (3.82m x 3.99m)

A spacious double bedroom with a rear-facing double-glazed window, partially fitted wardrobes, carpeted flooring and a central heating radiator.

Bedroom 2

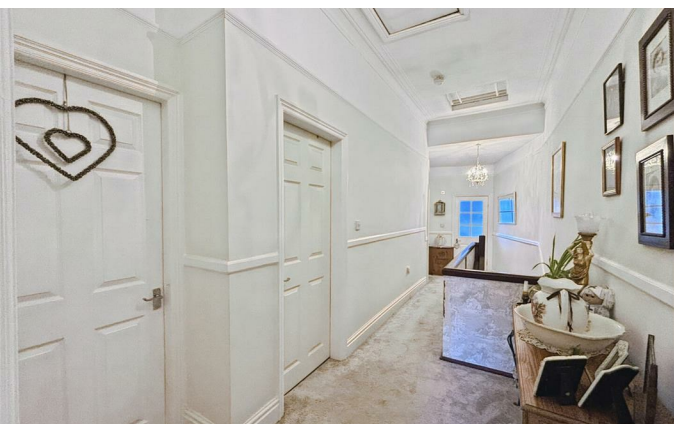
11'1" x 13'1" (3.38m x 3.99m)

A generous double bedroom with a front-facing double-glazed window, carpeted flooring and central heating radiator.

Bedroom 3

6'9" x 9'8" (2.05m x 2.95m)

A single bedroom with a front-facing double-glazed window, carpeted flooring and central heating radiator.



Bedroom 4

6'9" x 8'11" (2.07m x 2.71m)

A single bedroom with a rear-facing double-glazed window, carpeted flooring and central heating radiator.

Bathroom

4'11" x 5'10" (1.50m x 1.79m)

Fitted with a bath with shower over and glass screen, pedestal wash basin and WC. Partially tiled walls, tiled flooring, a central heating radiator and an obscured double-glazed window.

Shower Room

Fitted with an enclosed shower, pedestal wash basin and WC, with partially tiled walls, tiled flooring and a heated ladder-style towel rail.

Rear Garden

An enclosed courtyard with artificial grass, established planting, space for outdoor seating and a rear access gate. A brick-built shed with a power supply provides useful storage or hobby space.

Front Exterior

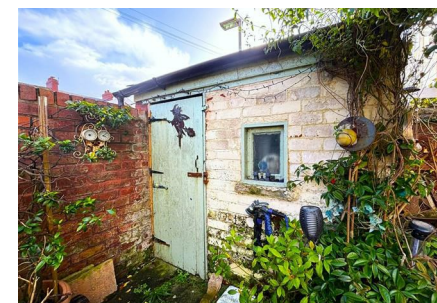
An enclosed front garden with established planting, a low boundary wall and a pathway to the entrance.

Important Information

Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide and do not form part of any offer or contract. Measurements are approximate and buyers should verify any information important to their purchase, including measurements, tenure and associated charges, with their solicitor or other appropriate professional. All buyers must complete ID, AML, proof and source of funds checks through our third-party verification provider. A non-refundable verification fee applies.



Contact Tamara Samuels to arrange your viewing.



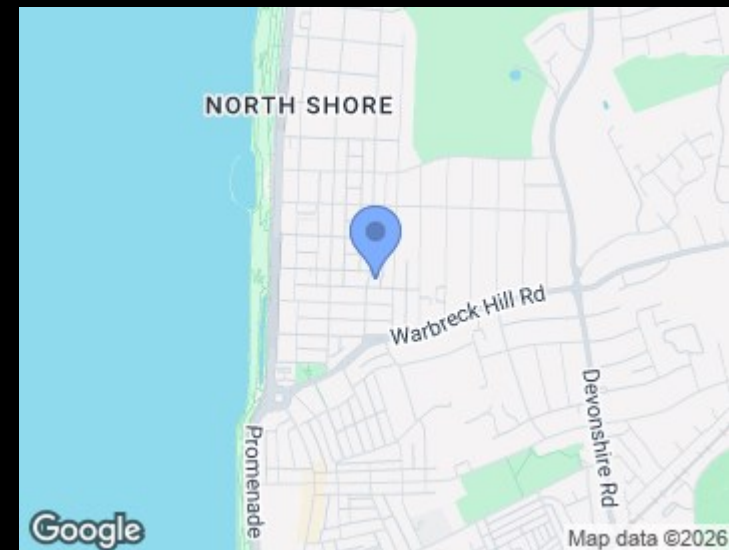
Approx Gross Internal Area
122 sq m / 1312 sq ft



Ground Floor
Approx 61 sq m / 657 sq ft

First Floor
Approx 61 sq m / 655 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band C EPC Rating

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