

‘ EXCELLENT POTENTIAL ‘



385 WARBRECK DRIVE BISPHAM BLACKPOOL FY2 9LD

PRICE £139,950

NO CHAIN

- . **TRADITIONAL SEMI DETACHED HOUSE**
- . **3 BEDROOMS & 2 RECEPTIONS**
- . **GROUND FLOOR BATHROOM**
- . **BASEMENT ROOM FOR STORAGE**
- . **UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- . **OFF STREET PARKING**
- . **PAVED & GRAVELLED REAR GARDEN**

DESCRIPTION A deceptively spacious traditional semi detached house occupying a popular position just a short walk from the Promenade and Bispham Village. Requiring modernisation throughout, the accommodation comprises entrance vestibule, entrance hall with stairs leading down to a useful basement storage room, separate dining room, kitchen and bathroom / W.C. To the first floor are four bedrooms, landing and a further W.C with wash basin. Outside, the gravelled front provides off street parking, while the rear garden is paved and gravelled.

LOCATION Proceeding out of Blackpool along Devonshire Road to the roundabout junction with Warbreck Hill Road and turn left. Continue for a short distance and turn right into Warbreck Drive. Number 385 is towards Bispham Village on the right.



385 Warbreck Drive Bisham

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE VESTIBULE UPVC double glazed door.

ENTRANCE HALL Radiator, staircase, stair case to basement room.

LOUNGE 14'6 X 13'5. UPVC double glazed window, radiator.

DINING ROOM 13'8 X 12'7. UPVC double glazed window, radiator, fitted gas fire.

KITCHEN 7'5 X 6'5. Fitted with a range of beech laminate base units and worktops with bevelled edges incorporating a single bowl single drainer, stainless steel sink unit with mixer tap over, built in oven, hob and hood, integrated fridge, tiled splashback, matching eye level cupboards, UPVC double glazed window.

BATHROOM & W.C Panelled bath pedestal wash hand basin, W.C – low suite, tiled walls, heated ladder towel rail, storage cupboard, UPVC double glazed window.

ON THE LOWER GROUND FLOOR

BASEMENT ROOM Used for storage and Glow Worm combi boiler.

ON THE FIRST FLOOR

LANDING

W.C W.C - low suite, wash hand basin, UPVC double glazed window and door.

BEDROOM NO 1 15'0 X 13'0 (INC WARDROBE). UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM NO 2 13'5 X 12'7. UPVC double glazed window, radiator, fitted wardrobes, loft access.

BEDROOM NO 3 11'10 X 6'8. UPVC double glazed window, radiator.

BEDROOM NO 4 13'4 X 7'5. UPVC double glazed window, radiator.

OUTSIDE

OFF STREET PARKING TO FRONT

PAVED & GRAVELLED REAR GARDEN

TENURE Freehold.

SERVICES All mains services – gas fired central heating.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

EPC RATING:- T.B.C COUNCIL TAX BAND:- C