



16 Warbreck Hill Road, Bispham,
Blackpool, FY2 9SP

Guide Price £115,000

**** AUCTION, AUCTION, AUCTION ****

A superbly proportioned Mid Garden Terraced, with accommodation over three floors. The property would benefit from updating so offers fantastic potential. In a great spot with the seafront in sight from the front garden, and sold with NO ONWARD CHAIN.

PLEASE NOTE: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500.00. These services are optional.

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Vestibule: UPVC double glazed door.

Hall: Dado rail, Coved ceiling, Picture rail, Radiator.

Lounge: 17'0" x 12'5" (5.18 m x 3.78 m) Period fireplace, Coved ceiling, Picture rail, Double glazed bay window, Radiator.

Dining Room: 17'0" x 11'5" (5.18 m x 3.48 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 25'7" x 8'9" (7.80 m x 2.67 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink, UPVC double glazed window and door, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 17'0" x 11'5" (5.18 m x 3.48 m) Feature fireplace, Coved ceiling, Picture rail, Double glazed bay window.

Bedroom 2: 17'0" x 11'5" (5.18 m x 3.48 m) Picture rail, UPVC double glazed bay window.

Bedroom 3: 9'7" x 8'8" (2.92 m x 2.64 m) Picture rail, Double glazed window.

Shower Room: Comprising; Step in shower, Pedestal wash basin, Built in airing cupboard.

Separate WC: Low flush WC

Second Floor:

Landing

WC: Low flush WC, UPVC double glazed window.

Room 1: 19'0" x 6'5" (5.79 m x 1.96 m) UPVC double glazed window.

Room 2: 19'0" x 10'0" (5.79 m x 3.05 m) UPVC double glazed window.

Outside: Mainly concreted.

Parking: Garage to the rear.

Heating: Gas central heating to the ground floor (NOT TESTED).

Tenure: Low flush WC, UPVC double glazed window.

Council Tax: Band - C £2233.97 (2026/27)

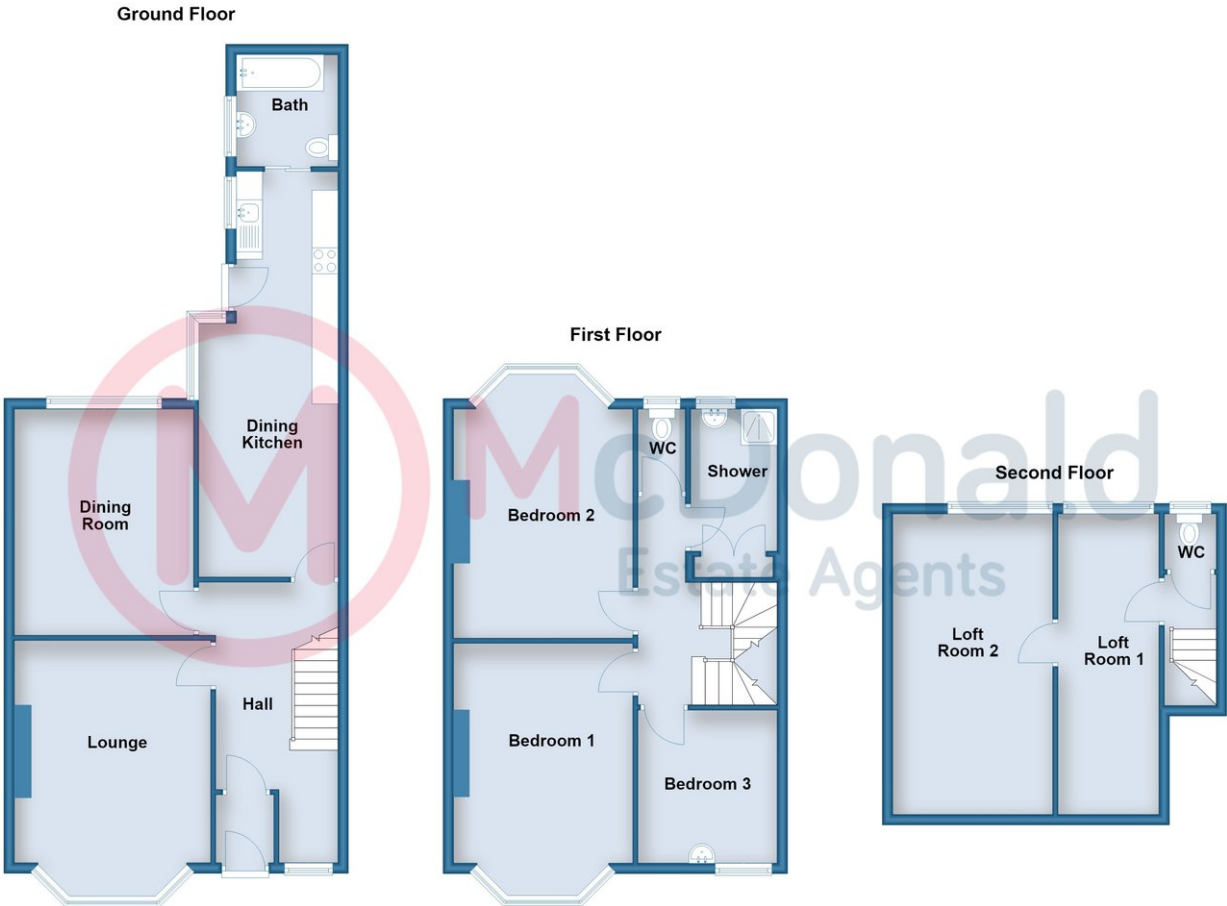


Directions: From Bispham take Devonshire Road heading South to the double roundabout at the Water Tower, turn right into Warbreck Hill Road.

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		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 Plan produced using PlanUp.

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