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246 Warbreck Drive,
Bispham

To book your viewing telephone
McDonald Estate Agents.

Day/Date:

Time:

£144,950

An immaculately presented extended Detached TRUE BUNGALOW affording superbly proportioned accommodation with both the Lounge and Dining Kitchen being around 20' in length. A lovely example, sold with NO ONWARD CHAIN.



- Lounge; Dining kitchen; Conservatory
- Two Bedrooms; Shower room
- UPVC double glazing; Gas central heating
- Gardens (Westerly facing rear); Garage

Hall: Meter cupboard, Loft access, UPVC double glazed window and door, Radiator.

Lounge: 20'6" x 10'3" (6.25m x 3.12m)
Feature fireplace with gas fire, Coved ceiling, TV point, Two radiators, UPVC double glazed windows, Double glazed patio doors to:-

Conservatory: 10'2" x 6'5" (3.1m x 1.96m)
UPVC double glazed windows and door, Radiator.

Dining Kitchen: 19'9" x 7'4" (6.02m x 2.24m)

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Attractive wall and base cupboard units with complementary roll edge worktops, Integrated oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Integrated fridge and freezer, Plumbed for washing machine, TV point, UPVC double glazed windows and door, Radiator.

Bedroom 1: 13'8" x 10'8" (4.17m x 3.25m)
UPVC double glazed bay window, Radiator.

Bedroom 2: 10'11" x 6'11" (3.33m x 2.1m)
UPVC double glazed window, Radiator.

Shower Room: Modern style three piece suite comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC. Tiled walls, Recessed low voltage lighting, Extractor fan, UPVC double glazed windows, Towel heater radiator.

Loft Area: Boarded with light and power, UPVC double glazed window. Accessed via loft ladder.

Outside

Front: Concrete and flower beds.

Rear: A Westerly facing rear garden, Mainly paved with established borders, Water tap, Brick built storage shed.

Parking: Detached garage with power and light accessed via private drive.

Heating: Gas central heating (NOT TESTED).

Directions: Warbreck Drive is situated opposite of Bispham Office on Red Bank 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+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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