



Warbreck Hill Road, Blackpool

Offers Over **£275,000**

Warbreck Hill Road

Blackpool

Situated in a sought-after location, this impressive 4 bedroom, double fronted, semi-detached house is a true gem. Boasting a perfect blend of style and functionality, this property is offered with no chain, providing an opportunity for a swift and hassle-free purchase.

The accommodation comprises 4 generously sized bedrooms, fully fitted kitchen with a range of matching units and integrated appliances, modern bathroom and 2 reception rooms, providing ample space for a growing family or those seeking a home office.

Stepping outside, the front of the house features an enclosed garden, providing a safe and private environment. This area also offers off road parking for multiple cars, as well as direct access to the double garage. Meanwhile, the south facing rear garden is a true haven, featuring an artificial lawn area and a paved patio for outdoor entertainment with access to the double garage.

This splendid property provides the perfect opportunity to secure a comfortable and impressive family home.

Council Tax band: E

Tenure: Freehold

- No Chain
- 4 Bedrooms
- 2 Reception Rooms
- Double Garage
- Off Road Parking
- South Facing Garden





Entrance Porch

6' 11" x 2' 9" (2.10m x 0.84m)

Hallway

6' 10" x 15' 9" (2.09m x 4.80m)

Under stairs storage and access to GF WC.

Lounge Diner

11' 11" x 24' 10" (3.64m x 7.58m)

Open plan lounge/diner. UPVC double glazed bay window to the front elevation, radiators, gas fire with surround, cornice style ceiling and uPVC double glazed sliding patio doors leading onto the garden. Door leading onto the kitchen.

Reception

12' 11" x 18' 2" (3.94m x 5.54m)

UPVC double glazed bay window to the front elevation, radiator, gas fire with marble hearth and surround, cornice style ceiling.

Kitchen

20' 1" x 5' 5" (6.13m x 1.66m)

Matching range of base and wall units with fitted worktops. Sink with draining board, integrated electric four ring hob and electric double oven and grill, microwave and plumbing for washing machine. UPVC double glazed windows to the rear elevation, flushed ceiling spotlights and door leading onto the garden.





Landing

9' 10" x 14' 0" (3.00m x 4.26m)

Bedroom 1

12' 4" x 16' 3" (3.75m x 4.96m)

UPVC double glazed wind to the front elevation, radiator and fitted wardrobes with vanity mirror.

Bedroom 2

12' 11" x 15' 6" (3.94m x 4.72m)

UPVC double glazed bay window to the front elevation, radiator and built in over the bed storage units.

Bedroom 3

12' 10" x 9' 5" (3.91m x 2.88m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom 4

6' 11" x 10' 8" (2.10m x 3.25m)

UPVC double glazed window to the front elevation, radiator.

Bathroom

6' 9" x 8' 8" (2.06m x 2.63m)

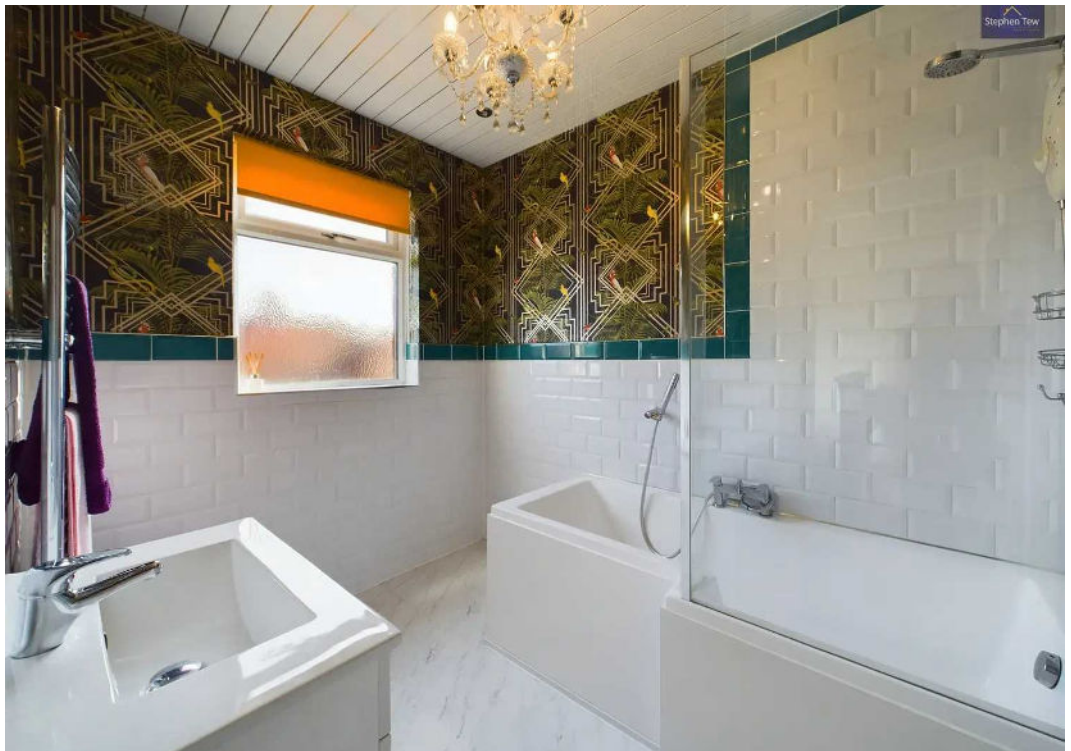
2 piece suite comprising of wash basin with underneath storage unit and panelled bath with overhead shower attachment. UPVC double glazed opaque window to the rear elevation, heated towel rail.

WC

3' 1" x 5' 5" (0.94m x 1.65m)

Separate WC. UPVC duple glazed opaque window to the rear elevation.







FRONT GARDEN

Enclosed garden to the front with off road parking for multiple cars. Access to the double garage.

REAR GARDEN

South facing enclosed garden to the rear with artificial lawn area and paved patio. Access to the double garage.

GARAGE

Double Garage

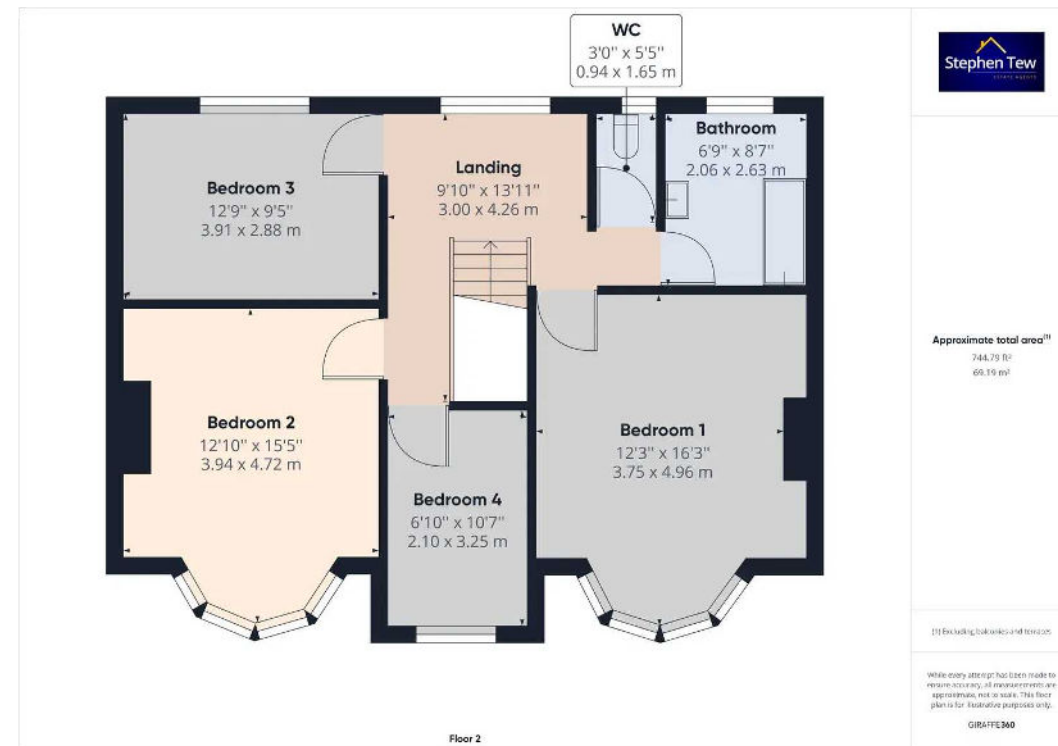
Large double garage.

OFF ROAD

2 Parking Spaces

Off road parking available to the front of the property.







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