



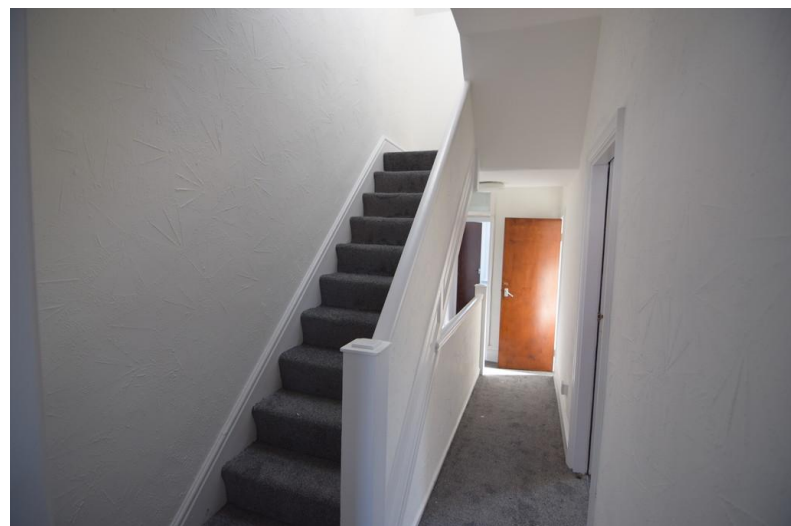
413 Warbreck Drive

Lancashire, FY2 9LE

- **THREE BEDROOM PROPERTY**
- **CLOSE TO BISPHAM SHOPS / PROMENADE**
- **RECENTLY DECORATED / NEW FLOORING THROUGHOUT**
- **MOVE IN COSTS £1495.00**

£695 pcm

EPC Rating '41'





Property Description

NEW TO MARKET 3 BEDROOM FIRST FLOOR FLAT, PLACED OVER TWO FLOORS. COMPRISING COMMUNAL ENTRANCE, LOUNGE, DINING KITCHEN, BATHROOM, SEPARATE WC, 3 BEDROOMS, DOUBLE GLAZED, AIR SOURCE HEATING, ON ROAD PARKING

KITCHEN/DINER
13' 07" x 9' 81" (4.14m x 4.8m) KITCHEN WITH RANGE OF WALL AND BASE UNITS, FREESTANDING COOKER, PLUMBED FOR WASHING MACHINE, DINING AREA

LOUNGE
42' 7" x 50' 12" (13m x 15.54m) LOUNGE WITH UPVS WINDOW, RADIATOR

BATHROOM
6' 57" x 4' 94" (3.28m x 3.61m) BATHROOM



WITH ELECTRIC SHOWER OVER, WASH HAND BASIN

SEPARATE WC

BEDROOM

7' 55" x 7' 27" (3.53m x 2.82m) BEDROOM WITH UPVC WINDOW, RADIATOR, 2 STORAGE AREAS

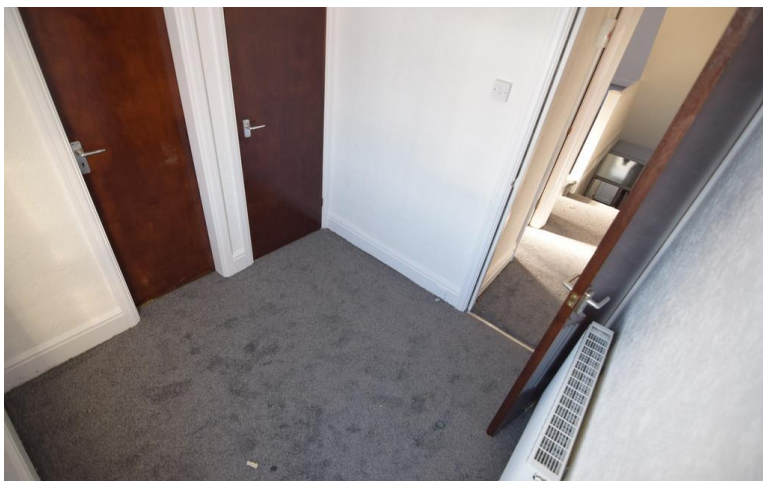
BEDROOM

15' 67" x 11' 75" (6.27m x 5.26m) BEDROOM WITH UPVC WINDOW, RADIATOR



BEDROOM

12' 71" x 9' 75" (5.46m x 4.65m) BEDROOM WITH VELUX WINDOW, RADIATOR





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements