



85-87 Warbreck Drive

Blackpool, FY2 9RZ

- **GROUND FLOOR 2 BED FLAT**
- **WALKING DISTANCE TO PROMENADE**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **MOVE IN COSTS £1292.30**

£600 pcm

EPC Rating '71'



Flat 5, 85-87 Warbreck Drive, Blackpool, FY2 9RZ



Property Description

NEW TO MARKET A GROUND FLOOR 2
BEDROOMED FLAT
COMPRISING COMMUNAL ENTRANCE
HALLWAY, LARGE LOUNGE WITH 2
RADIATORS, 2 BEDROOMS, SHOWER ROOM
AND KITCHEN WITH RANGE OF FITTED
WALL AND BASE UNITS, GRANITE
WORKTOP; ELECTRIC OVEN AND HOB.
ACCESS TO REAR GARDEN
THE PROPERTY IS WITHIN WALKING
DISTANCE TO THE PROMENADE AND
WITHIN EASY ACCESS OF THE TOWN
CENTRE.



LOUNGE

12' 05" x 12' 95" (3.78m x 6.07m) LOUNGE WITH FEATURE WINDOW, 2 GAS RADIATORS

KITCHEN

11' 69" x 9' 98" (5.11m x 5.23m) KITCHEN WITH RANGE OF WALL AND BASE UNITS, GRANITE WORKTOPS, ELECTRIC HOB AND ELECTRIC OVEN, PLUMBED FOR WASHING MACHINE, DOOR TO REAR GARDEN



BEDROOM

12' 04" x 9' 97" (3.76m x 5.21m) BEDROOM OFF KITCHEN, UPVC WINDOW, AND GAS RADIATOR

BEDROOM

11' 18" x 13' 45" (3.81m x 5.11m) BEDROOM WITH UPVC WINDOW, GAS RADIATOR

SHOWER ROOM

5' 19" x 9' 31" (2.01m x 3.53m) SHOWER ROOM WITH WC, WASH HAND BASIN, SHOWER CUBICLE WITH ELECTRIC SHOWER





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



21 Counce Street
 Blackpool
 Lancashire
 FY1 3LA

www.moveholmes.co.uk
 01253 928200
enquiries@moveholmes.co.uk

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