



## 413 Warbreck Drive

Blackpool, FY2 9LE

- **ONE BEDROOM GROUND FLOOR FLAT**
- **CLOSE TO BISPHAM VILLAGE**
- **DOUBLE GLAZED - ELECTRIC HEATING**
- **MOVE IN COST £1180.00**

**£550 pcm**

EPC Rating '56'





## Property Description

**\*\* AVAILABLE NOW\*\*** Spacious one bedroom ground floor apartment situated close to Bispham Village and all local amenities. Briefly comprising communal hall, lounge, kitchen, double bedroom and bathroom. Double glazed. Electric heating

**COMMUNAL HALL**  
Meter cupboard.

**INNER HALLWAY**

**KITCHEN**

10' 3" x 8' 6" (3.14m x 2.6m) Range of fitted wall and base units with complementary work surfaces. Stainless steel sink unit with mixer tap. Free standing electric cooker. Double glazed window to rear. Double glazed rear entrance door. Plumbed for an automatic washing machine



### BATHROOM

7' 0" x 6' 5" (2.14m x 1.98m) Three piece suite comprising low flush wc, pedestal wash hand basin and bath with electric shower over. Double glazed window to the rear. Extractor fan

### LOUNGE

14' 81" x 11' 45" (6.32m x 4.5m) LOUNGE WITH BAY WINDOW, RECENTLY DECORATED WITH NEW CARPET

### BEDROOM

12' 21" x 11' 76" (4.19m x 5.28m) BEDROOM WITH UPVC WINDOW, RADIATOR

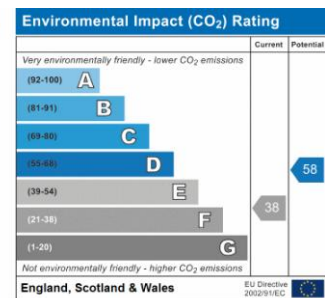
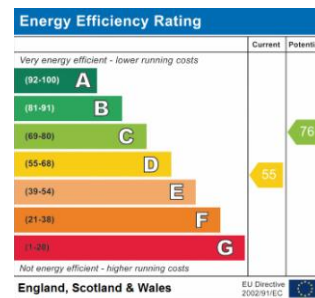


### BATHROOM

7' 20" x 6' 59" (2.64m x 3.33m) BATHROOM WITH NEWLY FITTED SUITE: WITH BATH, ELECTRIC SHOWER OVER, WC AND WASH HAND BASIN, PANELLED WALL

### KITCHEN

8' 61" x 10' 32" (3.99m x 3.86m) KITCHEN WITH RANGE OF WALL AND BASE UNITS, FREESTANDING ELECTRIC COOKER, PLUMBED FOR WASHING MACHINE. ACCESS TO REAR GARDEN



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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 are 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