



49 Manchester Road, Blackpool,
FY3 8DN

£115,000

***** BEAUTIFULLY PRESENTED and SPACIOUS HOME*****

This is a 'HALL to HALL' design end garden terraced house which immaculately presented and tastefully appointed throughout. Additional features include; the EN-SUITE to the master bedroom to supplement the LARGE FOUR PIECE family bathroom. Two DOUBLE bedrooms, two SEPARATE reception rooms, a FITTED dining kitchen, double glazing and gas central heating.

Situated conveniently for numerous local shops within 200 yards on Whitegate Drive. Then just 0.5 miles to the award winning STANLEY PARK.

Available with no onward chain

- Two DOUBLE bedrooms
- Two SEPARATE receptions
- FITTED dining kitchen
- FOUR piece bathroom
- EN-SUITE to master
- UPVC double glazed
- Gas central heating
- NO chain.

Award winning property sales since 1948.



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Ground Floor:

Vestibule: Meter cupboard, Coved ceiling, UPVC double glazed front door.

Hall: Staircase, Coved ceiling, Wood effect laminate flooring.

Lounge: 14'9" x 11'0" (4.50 m x 3.35 m) Feature fireplace with fire surround and electric warm air heater, Wood effect laminate flooring, Coved ceiling, Radiator.

Dining Room: 13'11" x 11'6" (4.24 m x 3.51 m) Decorative fireplace, Built in display and storage cupboard to alcoves, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Dining Kitchen: 10'8" x 8'11" (3.25 m x 2.72 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven, Hob and extractor hood, Plumbed for washing machine, Tiled splash back, UPVC double glazed window and rear door.



First Floor:

Landing: Split level landing.

Bedroom 1: 14'8" x 11'7" (4.47 m x 3.53 m) Decorative fire surround, Picture rail, Two UPVC double glazed windows, Double radiator.

Bedroom 2: 13'11" x 9'3" (4.24 m x 2.82 m) Decorative fire surround, Wood effect laminate flooring, UPVC double glazed window, Double radiator.

Bathroom: Beautiful and spacious four piece bathroom comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, Low flush WC, Extractor fan, Double radiator, Heated towel rail/radiator.



Outside:

Front: Forecourt garden

Rear: Mostly as slate-shale for ease of maintenance.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)



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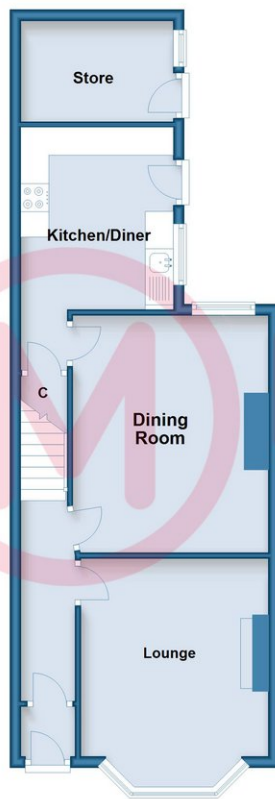
Directions: Leave the town centre inland along Church Street, at the lights continue into Newton Drive And take the first left into Manchester Road.

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 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Manchester Road

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