



71 Mere Road, Blackpool,
FY3 9AU

£180,000

Offered with no chain delay, this superbly located semi-detached home on the sought-after Mere Road is a rare find—just a short stroll (130 yards!) from the beautiful Stanley Park gates.

Boasting excellent room sizes and a spacious, well-laid-out interior, this hall-to-hall style property is ideal for families or anyone seeking both comfort and charm. The ground floor features two generous reception rooms, open plan kitchen, and a modern shower room.

Upstairs, you'll find two large double bedrooms, a generous single bedroom, and a family bathroom complete with a roll-top freestanding bath—perfect for relaxing.

Step outside to a huge southerly-facing rear garden, thoughtfully designed with multiple seating areas and a fitted outdoor bar—ideal for entertaining or unwinding in the sun. To the front, the property offers off-street parking, adding to its convenience and appeal.

Character lovers will be delighted by the home's original doors, stained glass, and elegant cast iron fireplaces, which add warmth and personality to the home.



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk




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- 130 yards from Stanley Park gates
- Hall to hall
- Two reception rooms
- Ground floor shower room
- Three well proportioned bedrooms
- Spacious family bathroom
- Large southerly facing rear garden
- NO CHAIN

Entrance: UPVC double glazed front door.

Porch: Meter cupboards.

Hall: Stained glass door, Understairs storage.

Lounge: 17'3" x 12'7" (5.26 m x 3.84 m) Wooden fireplace with tiled hearth, Wall lights, UPVC double glazed bay window, Radiator.

Dining Room: 17'5" x 12'0" (5.31 m x 3.66 m) Coved ceiling, UPVC double glazed door and window, Radiator. Open to:-

Kitchen: 9'10" x 7'2" (3.00 m x 2.18 m) Fitted wall and base cupboard units with complementary worktops, Composite sink and drainer, Integrated oven and hob with extractor over, Spotlights, UPVC double glaze window.

Rear Hall: UPVC double glazed window to side.

Shower Room: Step in shower cubicle, Low flush WC, Tiled walls, Fitted side units, Plumbed for washing machine and tumble dryer, Boiler, Radiator.

First Floor:

Landing.

Bedroom 1: 15'11" x 9'6" (4.85 m x 2.90 m) Cast iron fireplace, Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 17'3" x 11'10" (5.26 m x 3.61 m) Fitted wardrobe, Cast iron fireplace, UPVC double glazed window, Radiator.

Bedroom 3: 9'2" x 7'5" (2.79 m x 2.26 m) UPVC double glazed window, Radiator.

Bathroom: Freestanding roll top bath, Wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.



Outside:

Front: Off street parking, Block paved forecourt.

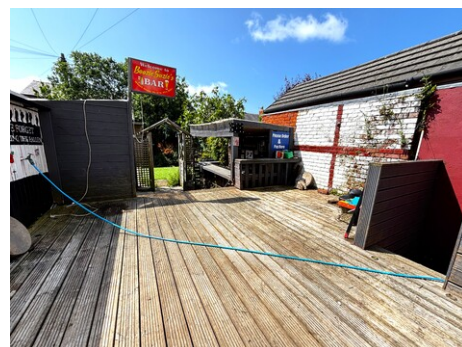
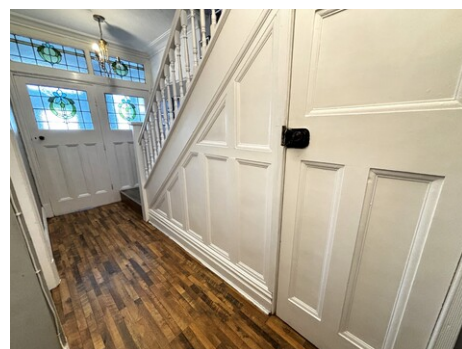
Rear: South facing rear garden, Decked area, Fitted bar, Seating area, Lawned area.

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 - C £2126.41 (2025/26)

Additional Information: The seller of this property is a relative of an employee of McDonalds.



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Directions: From our Blackpool office travel south along Whitegate Drive. Turn left at the lights and bear immediate right into Mere 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		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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