



218 Cunliffe Road, Blackpool,
FY1 6RU

£99,950

Surprisingly Spacious Home Near Award-Winning Stanley Park

This mid-garden terraced property offers excellent potential and deceptively generous living space. While some general updating and decorative improvements are needed, the home features two double bedrooms and two separate reception rooms, with the dining area flowing seamlessly into a modern extended fitted kitchen stretching nearly 14 feet in length.

Ideally located just a third of a mile from the beautiful Stanley Park and only a quarter mile from Whitegate Drive, placing a wide range of shops, cafes, and local amenities within easy reach.

Offered with no onward chain.

- TWO DOUBLE bedrooms
- Two SEPARATE reception rooms
- EXTENDED fitted kitchen
- Modern bathroom

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- UPVC double glazing
- Gas central heating
- Near STANLEY PARK
- Near LOCAL shops
- No chain

Vestibule: Meter cupboard, Wood effect laminate flooring, UPVC double glazed front door.

Hall: Staircase, Wood effect laminate flooring, Radiator.

Lounge: 12'9" x 10'4" (3.89 m x 3.15 m) Feature fireplace with stone effect fire surround and living flame coal effect gas fire, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Dining Room: 13'11" x 11'11" (4.24 m x 3.63 m) Feature fireplace recessed to chimney breast with open grate, Understairs storage, UPVC double glazed window, Radiator.

Kitchen: 13'8" x 6'7" (4.17 m x 2.01 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Tiled splashback, Tiled floor, UPVC double glazed windows and rear door.

First Floor:

Landing.

Bedroom 1: 15'11" x 13'11" (4.85 m x 4.24 m) Polished floorboards, Two UPVC double glazed windows, Radiator.

Bedroom 2: 12'0" x 8'10" (3.66 m x 2.69 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, Heated towel rail/radiator.

Outside:

Front: Forecourt garden.

Rear Yard: Paved for ease of maintenance.

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

Council Tax: Band - A £1594.81 (2025/26)

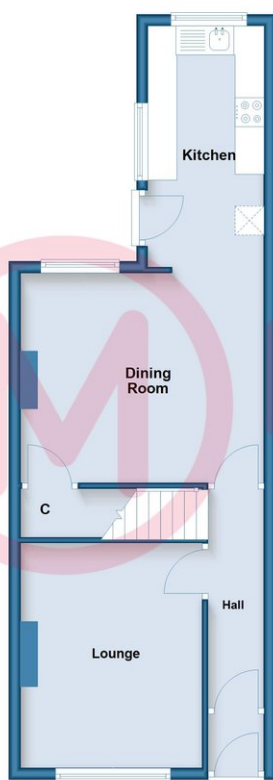


Directions: Head south along Whitegate Drive. At the lights turn right into Hornby Road and at the next set of lights turn left into Park Road. Passing the shops near Cumberland and Westmorland. Then after the next lights turn fourth Left into Cunliffe Road.

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.

Ground Floor



First Floor



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Cunliffe Road

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