



108 Manchester Road, Blackpool,
FY3 8DP

£108,950

Spacious Family Home Close to Local Amenities

This generously sized mid-terrace garden property offers exceptional space throughout and benefits from a sunny west-facing aspect. Inside, you'll find two separate reception rooms, a kitchen with walk-in pantry, and an external store—offering great potential to create a large open-plan dining kitchen.

Upstairs, there are three well-proportioned bedrooms, with the smallest still measuring over 9ft x 6ft—ideal for a child's room, home office, or guest space.

Located within half a mile of the award-winning Stanley Park and Blackpool town centre, this property is perfectly positioned for families, or investors seeking both space and convenience.

- THREE good sized bedrooms
- TWO reception rooms
- Kitchen with PANTRY
- Bathroom
- UPVC double glazing
- Gas central heating

Award winning property sales since 1948.



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



- WEST facing rear
- Close to TOWN
- Close to STANLEY PARK

Vestibule: UPVC double glazed front door, Meter cupboard.

Hall: Staircase, Wood effect laminate floor, Radiator.

Lounge: 14'11" x 10'11" (4.55 m x 3.33 m) Tiled fireplace, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Dining Room: 13'6" x 11'5" (4.11 m x 3.48 m) Fire surround, Built in storage to alcove, Coved ceiling, Picture rail, UPVC double glazed window.

Pantry: Shelving, Combi gas central heating boiler, Tiled floor.

Kitchen: 9'4" x 8'9" (2.84 m x 2.67 m) Fitted wall and base cupboard units, Complementary worktops, Built in oven and hob with extractor over, Plumbed for washing machine, Stainless steel sink, Tiled floor, UPVC double glazed window and rear door.

First Floor:

Landing:

Bedroom 1: 14'8" x 12'2" (4.47 m x 3.71 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'7" x 9'0" (4.14 m x 2.74 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Cast iron bath, Low flush WC, Vanity wash basin, Part panelled walls, UPVC double glazed window, Heated towel rail/radiator.

Bedroom 3: 9'5" x 6'8" (2.87 m x 2.03 m) UPVC double glazed window, Radiator.

Outside:

Front: Forecourt garden.

Rear Yard: West facing, Concrete 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 £1594.81 (2025/26)



Award winning property sales since 1948.



Directions: On Whitegate Drive proceed north to Devonshire Square. Turn right into Newton Drive, Manchester Road is the first turning on your left hand side.

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		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Manchester Road

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

