



100 Manchester Road, Blackpool,
FY3 8DP

£112,000

***** IMMACULATE & SPACIOUS FAMILY HOME – READY TO MOVE IN *****

This beautifully presented mid-terrace home has been recently redecorated and newly carpeted throughout, perfectly complementing the modern wet-room style shower room and contemporary fitted kitchen complete with integrated appliances.

The accommodation briefly comprises three generously sized bedrooms, including a substantial master bedroom (approx. 14ft x 12ft+) and a third bedroom measuring well over 9ft x 6ft – ideal for a child's room, office, or guest space. The property also boasts a large open-plan lounge/dining area and enjoys a sunny, west-facing rear garden, perfect for relaxing or entertaining.

Offered with no onward chain, this is an ideal opportunity for families or first-time buyers seeking a move-in-ready home.

- THREE bedrooms
- THROUGH lounge
- FITTED kitchen; Modern shower room
- UPVC double glazing; Gas central heating
- WEST facing rear
- No chain



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Vestibule: Meter cupboard, UPVC double glazed front door.

Hall: Staircase, Radiator.

Lounge: 15'0" x 10'10" (4.57 m x 3.30 m) Feature fireplace with living flame coal effect gas fire, UPVC double glazed bay window, Coved ceiling, Picture rail, Double radiator. Open to:-

Dining Room: 13'7" x 11'5" (4.14 m x 3.48 m) Coved ceiling, UPVC double glazed window, Double radiator.

Kitchen: 12'1" x 9'4" (3.68 m x 2.84 m) Modern fitted wall and base cupboard units, Complementary roll edge worktop, Built in double oven/grill, Hob with extractor hood, Dishwasher, Plumbed for washing machine, Colour coordinated one and a half bowl sink, Panelled splashback, Concealed gas central heating boiler, Understairs storage, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Split level landing, Built in storage cupboard.

Bedroom 1: 14'7" x 12'2" (4.44 m x 3.71 m) UPVC double glazed window, Double radiator.

Bedroom 2: 13'6" x 9'2" (4.11 m x 2.79 m) UPVC double glazed window, Double radiator.

Shower Room: () Modern shower 'wet' room, comprising; Shower area, Low flush WC, Pedestal wash basin, Half tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Bedroom 3: 9'6" x 6'11" (2.90 m x 2.11 m) UPVC double glazed window, Radiator.

Outside:

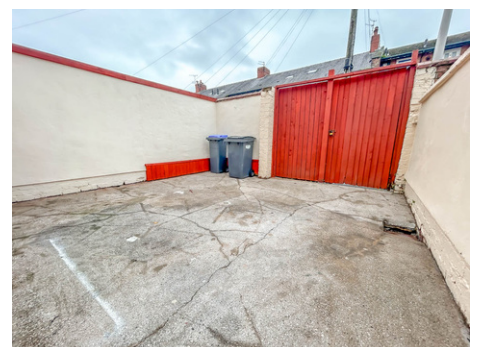
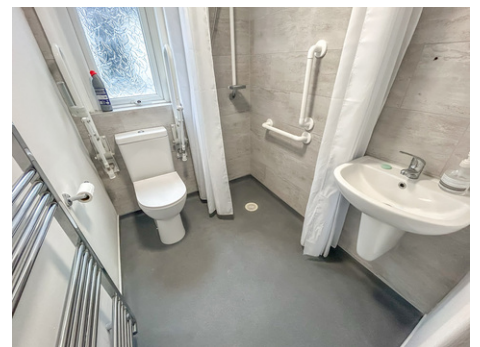
Front: Forecourt garden.

Rear Yard: West facing, Mostly concrete for ease of maintenance, Brick store.

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)



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		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Manchester Road

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