



11 Manor Road, Blackpool,
Lancashire, FY1 4EA

£128,500

This is an excellent example of a traditional stone-bayed end garden-terraced house, rich in character and period features, while also benefiting from recent renovations that provide all the essential modern conveniences.

The property now boasts a stylish fitted kitchen with a range of integrated appliances, along with a contemporary three-piece bathroom featuring dual shower facilities. Additional benefits include UPVC double glazing, gas central heating, and the always-popular "hall-to-hall" layout.

Conveniently located just 50 yards from Whitegate Drive, the property enjoys easy access to a wide selection of local shops and amenities.

Offered with no onward chain.

- THREE bedrooms
- TWO separate reception rooms
- STYLISH fitted kitchen
- Modern bathroom
- Gas central heating
- UPVC double glazing
- Close to shops

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McDonald

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Vestibule: Meter cupboards, Quarry tiled floor, UPVC double glazed front door.

Hall: Beautiful half tiled wall, Spindled staircase, Understairs storage, Picture rail, Radiator.

Lounge: 15'2" x 11'5" (4.62 m x 3.48 m) Lovely feature period style fireplace with living flame coal effect gas fire and pine finish fire surround, Meter cupboard, Coved ceiling, Picture rail, Luxury vinyl tiled flooring, UPVC double glazed bay window, Radiator.

Dining Room: 14'9" x 11'4" (4.50 m x 3.45 m) Another beautiful feature fireplace with polished wood fire surround, Decorative hearth and open grate, Picture rail, UPVC double glazed bay window, Radiator.

Kitchen: 10'10" x 5'4" (3.30 m x 1.63 m) Newly fitted contemporary kitchen with base and wall units, Complementary roll edge worktops, Integrated washing machine, fridge freezer, oven, hob and extractor hood, Wood effect laminate flooring, UPVC double glazed window and rear door, Radiator.



First Floor:

Landing:

Bedroom 1: 12'1" x 10'5" (3.68 m x 3.17 m) Decorative, period style fire surround, Built in wardrobe, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 12'0" x 11'5" (3.66 m x 3.48 m) Beautiful decorative fire surround, Louvred cupboard housing the 'Vaillant' combi gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 3: 8'5" x 6'5" (2.57 m x 1.96 m) Dado rail, UPVC double glazed window, Radiator.

Bathroom: Stylish upgraded three piece bathroom comprising; Panelled bath with shower attachment, Overhead shower and screen, Additional shower attachment, Vanity wash basin, Low flush WC, Part tiled walls, Heated towel rail/radiator.



Outside:

Front: Forecourt garden.

Rear: Paved rear yard, Flowerbed to border.

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)



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Directions: Travel south along Whitegate Drive. After the first set of traffic lights take the fourth turning right into Manor 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		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Manor Road

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