



43 Manchester Road, Blackpool,
Lancashire, FY3 8DN

£129,950

***** STOP LOOKING... ! THIS IS THE ONE !!! *****

McDonald's are PROUD to present one of the best refurbishments we've seen. The attention to detail, careful planning and clever use of the space available is rarely seen and mostly reserved for much higher price ranges.

In brief, THREE well proportioned bedrooms, the master with dual 'walk-in-wardrobes', a STUNNING four piece, period styled bathroom, TWO spacious reception rooms and then to the OUTSTANDING dining kitchen, incorporating a UTILITY area, walk-in-PANTRY, WC and DINING area with patio doors leading to the low maintenance contemporary gardens.
.. still want more?... Feature panelling, multiple lighting effects and features, integrated appliances, media points...
... Stop reading as we aren't going to be able to do it justice here...so CONTACT US NOW TO BOOK YOUR EARLY VIEWING!

- THREE bedrooms
- Two reception rooms
- STYLISH fitted kitchen
- Ground floor WC

Successfully selling property 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



- **Walk-in-pantry**
- **Dining Area**
- **Utility Area**
- **FOUR piece bathroom**
- **Gas central heating**
- **UPVC double glazing**
- **CHAIN FREE**



Vestibule: Double glazed composite front door, Meter cupboards.

Lounge: 14'3" x 11'0" (4.34 m x 3.35 m) Stylish feature fireplace, UPVC double glazed bay window, Radiator. Open to:-



Dining Room: 13'11" x 11'3" (4.24 m x 3.43 m) Feature open fireplace, Feature panelling to one wall, 'Media point' - a centralised point for media connections, Wood effect laminate flooring, UPVC double glazed window, Stylish vertical radiator, Open to:-

Dining Kitchen: 22'3" x 8'8" (6.78 m x 2.64 m) Beautifully planned and presented areas to include: -



...Ground Floor WC: Low flush WC, Wash hand basin, Tiled floor, Feature radiator.

...Walk-In Pantry: Walk in pantry, Fitted base unit and shelving, Tiled floor.

...Utility Area: Space and plumbing for washing machine and dryer, Colour coordinated sink, Base unit, Storage cupboard, Gas central heating boiler, UPVC double glazed window and side door. Directly open to:-

...Dining Kitchen: Contemporary fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven, induction hob, dishwasher and microwave, One and a half bowl colour coordinated sink, Part tiled walls, UPVC double glazed window and patio doors to the rear garden, Double glazed skylight window.



First Floor:

Landing:

Bedroom 1: 14'6" x 11'8" (4.42 m x 3.56 m) Feature coving with LED lighting, Incorporating walk in wardrobe.

Bedroom 2: 10'9" x 9'0" (3.28 m x 2.74 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'3" x 9'1" (2.82 m x 2.77 m) Radiator, UPVC double glazed window.



Bathroom: Stunning four piece bathroom comprising; Panelled bath, Separate open Shower area with period style fittings to include 'Rainfall' and body showers. Low flush WC, Pedestal wash basin, Decorative tiled walls and floor, Under floor heating, Towel rail/radiator.



Outside:

Front: Forecourt garden.

Rear: Impressive contemporary low maintenance landscaped garden incorporating Porcelain paved patio and path, Artificial lawn, Timber deck with trellis, Bulk head lighting and raised planter, York stone paved side return, Bin storage area, External socket and tap.



Heating: Gas central heating (NOT TESTED). New boiler installed 18th May 2024 (paperwork available for viewing at the office).

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

Council Tax: Council Tax - A £1518.00 (2024/25)

Additional Information: High speed broadband router installed.



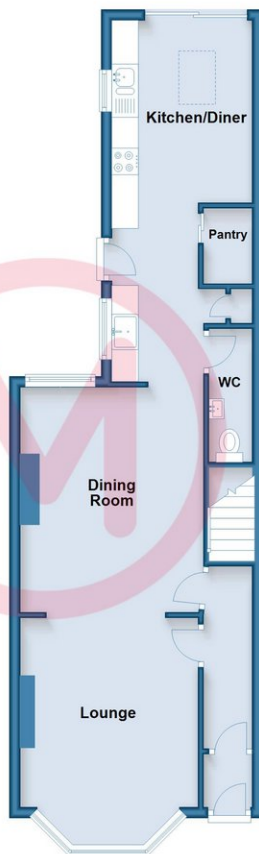
Directions: Leave the town centre inland along Church Street, at the lights continue into Newton Drive And take the first left into Manchester Road.

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		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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.

