



Estate Agents and Valuers

**‘ FABULOUS FIRST TIME BUY ‘**



**5 MANOR ROAD BLACKPOOL FY1 4EA**  
**PRICE £175,000 NO CHAIN**

- . **STYLISHLY REFURBISHED SEMI DETACHED**
- . **GRACIOUSLY PROPORTIONED**
- . **3 BEDROOMS & 2 BATHROOMS**
- . **LOUNGE & LUXURY PLAN DINING KITCHEN**
- . **DOWNSTAIRS W.C**
- . **UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- . **GARDENS TO FRONT & REAR**
- . **OUTSIDE OFFICE ROOM**

**DESCRIPTION** A stylishly refurbished traditional bay fronted semi detached home offering graciously proportioned accommodation in a sought after and convenient position just off Whitegate Drive, within a short walk of Stanley Park and Victoria Hospital. Beautifully presented throughout, the accommodation comprises an entrance vestibule, welcoming entrance hall with handy downstairs W.C, a spacious lounge, and a stunning luxury dining kitchen fitted with complementary Cashmere and black units, integrated appliances, a large central island, and an attractive feature window seating area. To the first floor is a landing, three well proportioned bedrooms, the principal bedroom benefiting from an en suite shower room, together with a contemporary family bathroom. Externally, the property enjoys low maintenance landscaped gardens with colourful flower and shrub borders, artificial lawn areas, and a superb outside office, ideal for those working from home. Internal viewing is highly recommended to fully appreciate the quality and character of this exceptional family home.

**LOCATION** Proceeding out of Blackpool along Whitegate Drive from the traffic light junction with forest Gate and Manor Road is a turning on the right.



**5 MANOR ROAD BLACKPOOL**

The accommodation comprises:-

**ON THE GROUND FLOOR**

**ENTRANCE VESTIBULE** Newly fitted composite door, half decorative tiled walls, mosaic tiled floor.

**ENTRANCE HALL** Understairs storage cupboard, laminate floor, radiator, feature stain glass.

**DOWNSTAIRS W.C** W.C – low suite, vanity sink unit, ceramic tiled floor, UPVC double glazed window.

**LOUNGE** 17'0 X 11'9. UPVC double glazed window, radiator, part panelled walls, electric fire.

**DINING KITCHEN** 18'0 X 17'7. Fitted with a range of complementary Cashmere and black base units and granite worktops incorporating a double bowl sink unit with mixer tap over, integrated full height fridge and freezer, integrated dishwasher and wine cooler, four built in ovens, five ring gas burner hob, large island with seating area, two feature radiators, built in seating area under the window, cupboard housing Baxi combi boiler, laminate floor, UPVC double glazed window and UPVC double glazed French doors.

**ON THE FIRST FLOOR**

**LANDING** Feature stained glass window, loft access, part panelled walls.

**BEDROOM NO 1** 14'7 X 11'2 (INCLUDING WARDROBE). UPVC double glazed window, radiator, fitted wardrobes, part panelled wall.

**EN SUITE** Shower cubicle, vanity sink unit, W.C – low suite, heated ladder towel rail, ceramic tiled floor and walls, UPVC double glazed window.

**BEDROOM NO 2** 17'0 X 11'7 ( INC WARDROBE). UPVC double glazed window, radiator, fitted wardrobes, part panelled walls.

**BEDROOM NO 3** 10'4 X 6'2. UPVC double glazed window, radiator.

**BATHROOM & W.C** Fitted with a white suite comparing panelled bath with shower over, vanity sink unit, W.C – low suite, ceramic tiled floor and walls, heated ladder towel rail, UPVC double glazed window.

**OUTSIDE**

**GARDENS TO FRONT & REAR**

**OFFICE** 10'5 X 8'0. UPVC double glazed window in French doors, electric radiator, ceramic tiled floor.

**SERVICES** All mains services – gas fired central heating.

**TENURE** Freehold.

**VIEWINGS** Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week. **COUNCIL TAX BAND:- C EPC RATING:- D**