



**7 Manchester Road, Blackpool  
FY3 8DN**

**£79,950**

**This is a spacious, traditional stone-bayed terraced house offering excellent potential for further improvement and added value.**

**The generous accommodation comprises two large reception rooms and a separate fitted kitchen. To the first floor are two double bedrooms and a particularly large family bathroom. There may also be potential to create a third bedroom, subject to any necessary planning permissions.**

**Although the property would benefit from some updating, it presents a fantastic opportunity to develop a lovely family home. It is ideally located just 250 yards from the wide range of amenities on Whitegate Drive, with the award-winning Stanley Park only 0.4 miles away.**

**Offered with no onward chain.**

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1948.**



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- **Two DOUBLE bedrooms**
- **Two RECEPTION rooms**
- **Fitted kitchen**
- **HUGE family bathroom**
- **UPVC double glazing**
- **Electric Heating**
- **Requires some updating**
- **No chain**

**Hall:** UPVC double glazed front door, Electric panel heater.

**Lounge:** 15'2" x 10'3" (4.62 m x 3.12 m) UPVC double glazed bay window, Electric panel heater.

**Dining Room:** 13'3" x 10'10" (4.04 m x 3.30 m) Picture rail, Wood effect laminate flooring, UPVC double glazed window, Electric panel heater.

**Kitchen:** 9'6" x 7'6" (2.90 m x 2.29 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Half tiled walls, Tiled floor, Understairs storage, UPVC double glazed window and rear door.

**First Floor:**

**Landing:** Split level landing, Electric panel heater.

**Bedroom 1:** 13'10" x 12'6" (4.22 m x 3.81 m) Built in wardrobes, Two UPVC double glazed windows, Electric panel heater.

**Bedroom 2:** 13'2" x 8'4" (4.01 m x 2.54 m) UPVC double glazed window, Electric panel heater.

**Shower 'Wet' Room:** ( ) Large open plan shower 'wet' room with shower area, Pedestal wash basin, Low flush WC. Panelled walls, UPVC double glazed window, Heated towel rail.

**Outside:**

**Front:** Forecourt garden.

**Rear Yard:** Paved for ease of maintenance, UPVC double glazed outbuilding.

**Heating:** Electric 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 £1675.48 (2026/27)



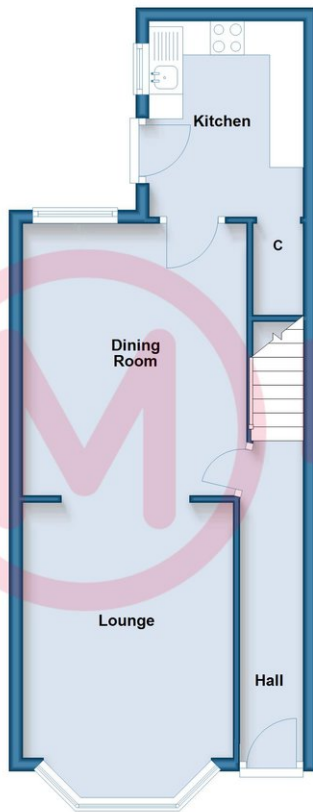
**Directions:** Leave the town centre inland along Church Street, at the lights continue into Newton Drive And take the first left into Manchester Road.

**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.

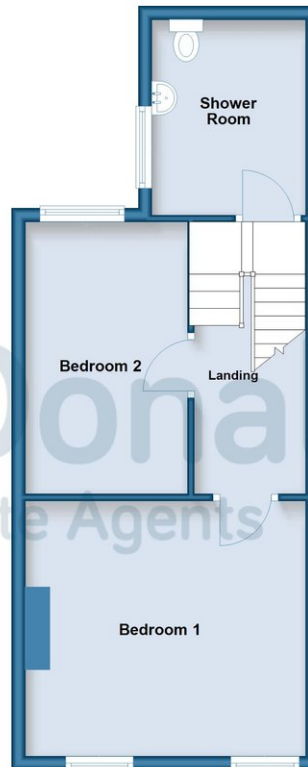
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Ground Floor**



**First Floor**



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**Manchester Road**

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