



111 Mansfield Road, Blackpool,
FY3 7HZ

£129,950

This immaculately presented semi-detached home is deceptively spacious and ready to move straight into.

The first floor offers three bedrooms and a stylish modern shower room. To the ground floor, the property boasts a generous lounge measuring almost 15ft x 12ft, together with a super open-plan fitted dining kitchen, creating an ideal space for both everyday living and entertaining.

Externally, the property benefits from an impressive rear garden extending to over 50ft in length, featuring a large raised paved patio – perfect for outdoor dining and relaxing. To the front, a paved driveway provides excellent off-street parking.

Ideally situated just 250 yards from the centre of Layton, the property is within easy walking distance of a wide range of local shops, amenities and transport links.

Offered for sale with no onward chain.

- THREE bedrooms
- Modern shower room
- Lounge
- Fitted DINING kitchen
- Gas central heating

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McDonald

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Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ



01253 398 498



sales@mcdonaldproperty.co.uk



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- UPVC double glazing
- Rear gardens OVER 50ft
- Off street parking
- No chain

Hall: Spindled staircase, Understairs storage with gas central heating boiler, Meter cupboard, Wood effect laminate flooring, Composite double glazed front door, Double radiator.

Lounge: 14'5" x 11'11" (4.39 m x 3.63 m) Feature fireplace with polished wood fire surround and period style inset with living flame coal effect gas fire, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Folding doors to:-

Dining Kitchen: 18'6" x 10'0" (5.64 m x 3.05 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Tiled splashback, Plumbed for washing machine and dishwasher, Wood effect laminate flooring, UPVC double glazed window and patio doors to rear garden, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 11'11" x 11'11" (3.63 m x 3.63 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'11" x 9'11" (3.63 m x 3.02 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'7" x 6'2" (2.62 m x 1.88 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Shower Room: Modern three piece shower room comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Part tiled and part panelled walls, UPVC double glazed window, Radiator.

Outside:

Front: Mostly paved with slate/rockery flowerbeds for ease of maintenance.

Rear: Large paved patio stepping down to main garden area enclosed by timber panel fencing. Approximately 53ft long.

Parking: Off street parking to the front.

Heating: Gas central heating / Gas safety certificate dated April 2026 available for review.

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

Council Tax: Band - B £1954.73 (2026/27)



Directions: Travel north along Whitegate Drive. At the lights continue north along Devonshire Road. After the lights at Talbot Road take the third on your right into Mansfield 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		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Mansfield Road

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