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**13 Manor Road, Blackpool,
FY1 4EA**

£134,950

***** IMMACULATE FOUR bedroomed family home *****

This mid garden-terraced home has recently undergone re-decoration throughout to compliment the MODERN kitchen and bathroom and now just needs you to choose the flooring to complete a BEAUTIFULL family home.

The property has been EXTENDED into the loft space and now has FOUR bedrooms, three of which are good DOUBLE's.

The property is located under 50 yards from WHITEGATE DRIVE with a wealth of local shops and amenities.

Available with NO ONWARD CHAIN

- FOUR bedrooms
- Lounge
- Dining Room
- MODERN fitted kitchen
- UPVC double glazing
- Gas central heating
- IMMACULATE throughout
- No chain



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Vestibule: Tiled floor, Half decorative tiled walls, Meter cupboard, UPVC double glazed front door.

Hall: Spindled staircase, Wood effect laminate flooring, Radiator.

Lounge: 14'5" x 11'6" (4.40 m x 3.50 m) UPVC double glazed bay window, Radiator.

Dining Room: 14'5" x 11'6" (4.40 m x 3.50 m) Built in storage cupboard, Built in cupboard housing combi gas central heating boiler, Wood effect laminate flooring, UPVC double glazed window and patio door, Radiator. Open archway to:-

Kitchen: 10'6" x 5'3" (3.20 m x 1.60 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Plumbed for washing machine, Built in oven and hob with extractor over, Stainless steel sink, Tiled floor, UPVC double glazed window.

First Floor:

Landing: Staircase to second floor.

Bedroom 1: 12'2" x 10'2" (3.70 m x 3.10 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'2" x 11'6" (3.70 m x 3.50 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'6" x 6'7" (2.60 m x 2.00 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom in white comprising; Panelled bath with shower screen and shower unit, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window.

Second Floor:

Bedroom 4: 21'0" x 15'9" (6.40 m x 4.80 m) Double glazed skylight window, Radiator.

Box Room: Ideal storage room.

Outside:

Front: Forecourt garden.

Rear: Paved for ease of maintenance, Raised flowerbed, Brick outbuilding.

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 £1447.30 (2023/24)



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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			
(92-100) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Manor Road

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