



91 Worcester Road, Blackpool,
FY3 9SY

£165,000

This beautifully presented character home offers a desirable “hall-to-lounge” design, with the added benefit of the lounge not being attached to a neighbouring property. The home features a lounge area, alongside a spacious open-plan dining area and modern fitted kitchen, which leads directly out to the sunny rear garden enjoying a sought-after south-facing aspect.

Upstairs, the first floor comprises three well-proportioned bedrooms, complemented by a versatile loft/hobby room (limited head height) and a contemporary three-piece bathroom suite.

Ideally situated, the property is just 0.2 miles from Lawsons Field, 0.4 miles from the multi-award-winning Stanley Park, and less than a mile from Victoria Hospital, offering excellent convenience for local amenities and green spaces.

- THREE bedrooms PLUS Loft/Hobby Room
- Modern bathroom
- Open Plan ground floor
- Lounge, Dining and Kitchen areas
- UPVC double glazing; Gas central heating
- SOUTH facing rear; Off street PARKING
- Close to HOSPITAL; Close to STANLEY PARK

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01253 398 498



sales@mcdonaldproperty.co.uk
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Hall: Double glazed composite front door and UPVC double glazed side windows, Meter cupboard, Cloaks cupboard, Spindled staircase, Coved ceiling, Wood effect laminate flooring.

Lounge Area: 13'5" x 12'9" (4.09 m x 3.89 m) Fitted living flame feature fireplace to natural brick chimney breast, Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Directly open to:-

Dining Area: 13'9" x 11'10" (4.19 m x 3.61 m) Fitted cupboard, Coved ceiling, Wood effect laminate flooring, UPVC double glazed patio doors to rear garden, Radiator. Directly open to:-

Kitchen Area: 8'0" x 6'11" (2.44 m x 2.11 m) Modern fitted wall and base cupboard units, Oak 'block' worktops, Built in oven and hob with extractor over, Colour coordinated sink with tiled splashback, Plumbed for washing machine and dishwasher, Gas central heating boiler, UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 13'3" x 11'2" (4.04 m x 3.40 m) Built in wardrobes to alcoves, Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'3" x 10'7" (3.43 m x 3.23 m) Built in wardrobes to alcoves, Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 7'6" x 7'6" (2.29 m x 2.29 m) Picture rail, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen plus additional shower attachment, Vanity wash basin, Low flush WC, Half tiled walls, Built in storage cupboard, Two UPVC double glazed windows, Feature vertical radiator.

Loft Room: Loft hobby room. (Limited head height), Double glazed skylight window, Wood effect laminate flooring. Access via Loft Ladder

Outside:

Front: Brick/block paved for ease of maintenance.

Rear: Sunnier south facing rear garden, Artificial lawn, Paved patio, Timber shed, Raised bed.

Parking: Off street parking for multiple vehicles to the front garden area.

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 £1675.48 (2026/27)

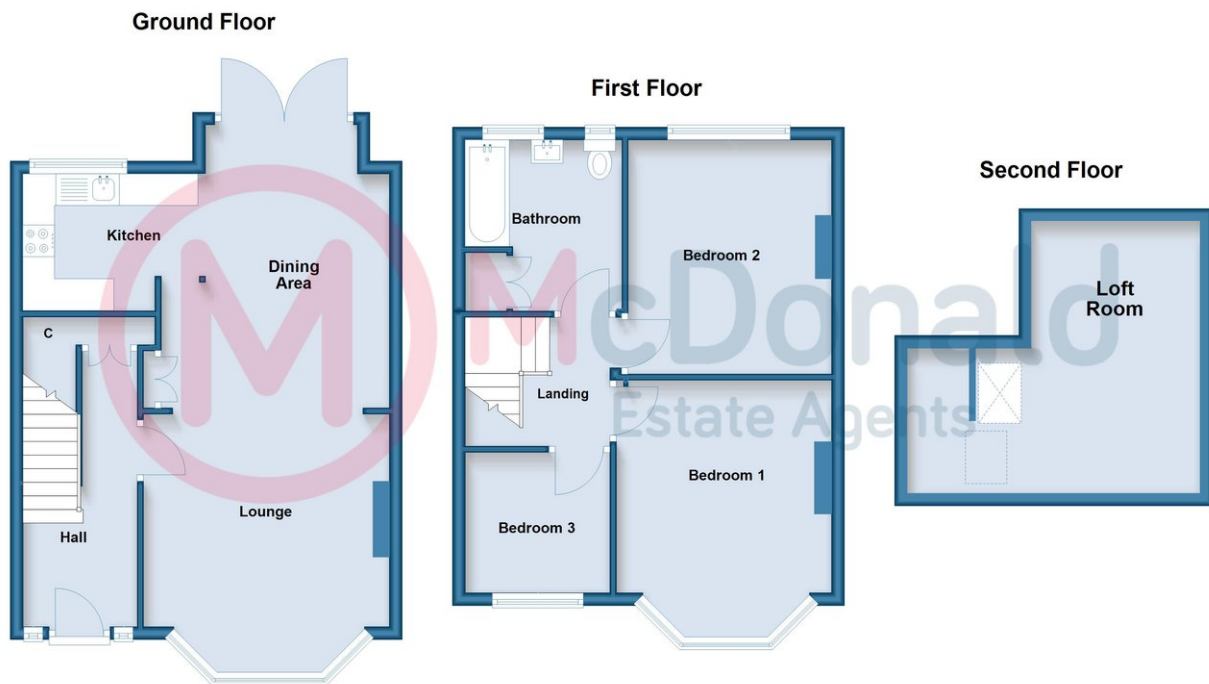


Directions: Proceed in a southerly direction along Whitegate Drive. At the traffic lights, turn left into Forest Gate and immediate right into Mere Road. At the roundabout, take the third exit into West Park Drive. On reaching the mini roundabout at the junction with South Park Drive, turn left into East Park Drive then third right into Lawsons Road. Turn first right into Colchester Road, then second left into Worcester 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Worcester Road

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