



53A Ellesmere Road , , Blackpool, FY4 3DJ

Price: £120,000

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- A Two Bedroom Corner Plot House
- Double Glazed And Gas Central Heated
- Open Plan Living To The Ground Floor
- Three Piece Bathroom Suite
- Extended To The Rear
- Close To Local Schools & Shops
- South Facing Side Garden
- Council Tax Band - A

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INTRODUCTION

Tiger Sales is thrilled to present this charming 2 bedroom end terrace house, situated on a desirable corner plot in a popular and convenient location. This property would make an ideal first-time buy or a downsizing opportunity, with easy access to local schools and shops, making it perfect for families or individuals looking for convenience and practicality.

Upon entering the home, you are welcomed by a spacious, open plan layout that combines the lounge, dining, and kitchen areas. The design of the ground floor creates a bright and airy atmosphere, with natural light streaming through large windows that make the space feel open and inviting. The flow between the living areas is seamless, ideal for both relaxing and entertaining guests.

To the rear of the property, an extension adds extra versatility to the space. This extension offers multiple uses depending on your needs, it could serve as an additional sitting room, a home office, or even a playroom. The extension opens directly onto a south-facing side garden, providing the perfect outdoor space to enjoy sunny days, whether for gardening, relaxing, or dining outside.

Upstairs, the property features two generously sized double bedrooms. Both rooms are well proportioned and provide ample space for furniture, storage, and personal touches. Large windows in each room allow for plenty of natural light, creating a bright and pleasant environment. The first floor also includes a well appointed family bathroom, which features a three piece suite consisting of a bath, toilet, and washbasin.

This end terrace house benefits from the added privacy and space that comes with being situated on a corner plot. The south-facing garden offers plenty of potential for outdoor living, and the rear extension enhances the overall living space of the property. Whether you're looking to buy your first home or downsize to a more manageable space, this 2-bedroom house is a fantastic opportunity in a prime location.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.



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Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

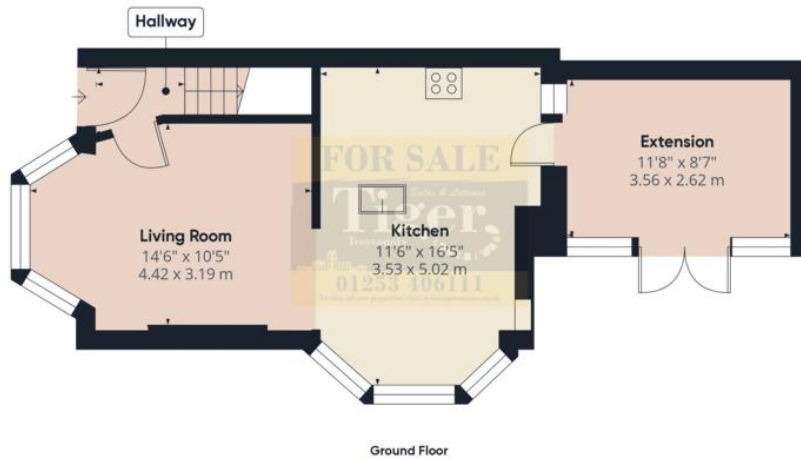
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

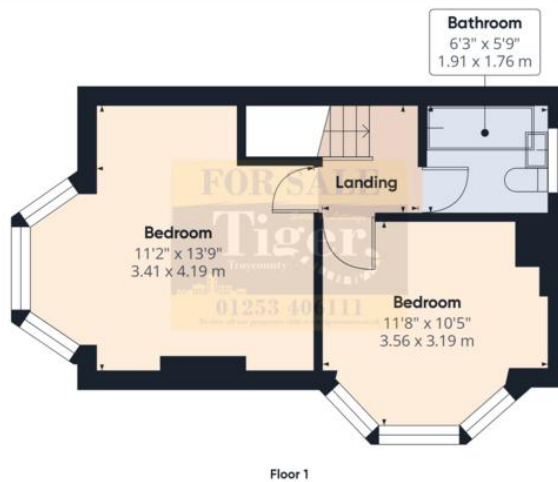
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Approximate total area⁽¹⁾
777.5 ft²
72.23 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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