



Ivy Avenue , , Blackpool, FY4 3RU

Price: £135,000

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- Brand New 2-Bed Detached Prestige Sonata Park Home
- Exclusive Development For Over 55's
- Fully Furnished Open-Plan Lounge, Kitchen & Diner
- Integrated Appliances & Modern Shower Room
- Main Bedroom With Fitted Wardrobes
- Private Wrap-Around Garden With Decking
- Off-Road Parking & 10-Year Guarantee
- Viewing Recommended

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Ivy Avenue , , Blackpool

INTRODUCTION

Brand New Luxury 2-Bedroom Detached Park Home | Over 55's | Quiet Private Setting

Set within a peaceful and private location, this brand new Prestige Sonata (36ft x 16ft) park home offers stylish and low-maintenance living exclusively for the over 55's. Designed to an exceptional standard, this immaculate 2-bedroom detached home combines modern comfort with timeless elegance.

Step inside to a beautifully furnished open-plan lounge, dining and kitchen area, complete with integrated appliances, perfect for relaxing or entertaining. The home features two bedrooms, including a main bedroom with fitted wardrobes, and a contemporary three-piece shower room. For added reassurance, the property comes with a 10-year structural guarantee.

Outside, enjoy a low-maintenance paved and gravelled garden, ideal for al fresco dining or simply unwinding in your own private outdoor space. The wrap-around garden and composite decking terrace offer a lovely setting for sunny afternoons. Off-road parking for one car adds everyday convenience.

Perfectly located close to local shops, transport links, and amenities, this stunning park home provides the ideal balance of comfort, convenience, and style, a perfect retreat for those seeking a relaxed lifestyle in beautiful surroundings.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

New Build

TENURE

The property is **Freehold**

COUNCIL TAX

Band ""

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.

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



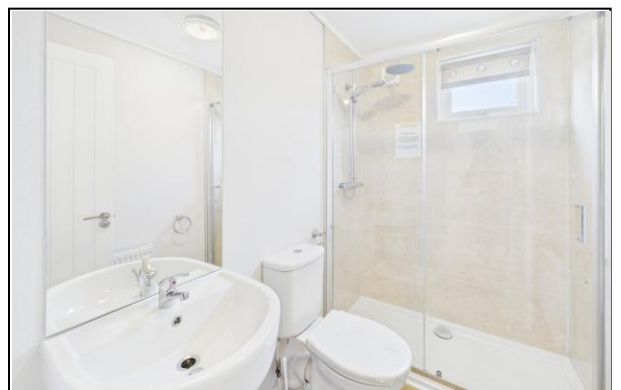
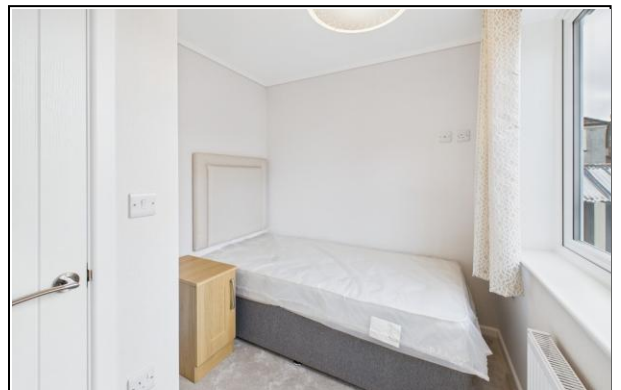
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H £3313.40 £3512.10 £3654.48

PLEASE NOTE

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13/11/2025



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Approximate total area⁽¹⁾
515 ft²
47.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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