



53 Ivy Avenue, Blackpool, FY4 3QF

Price: £139,950

- Two Bedroom End Terrace Home
- Popular South Shore Location
- Well Presented Throughout
- Open Plan Kitchen/Breakfast Area
- Separate Utility Space
- Enclosed Family Friendly Rear Garden
- Off Road Parking & Garage
- Council Tax Band - B

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INTRODUCTION Well Presented Two Bedroom End Terrace – Popular South Shore Location – Off Road Parking & Garage

Tiger Sales & Lettings are delighted to bring to the market this well presented two bedroom end terrace home, ideally positioned within a popular and established residential area of South Shore. The property offers a practical and well-proportioned layout throughout and would make an excellent first time purchase, ideal starter home or a fantastic option for those looking to downsize.

The location is particularly appealing, being within easy reach of a range of local amenities, schools, supermarkets and regular bus routes, whilst also providing convenient access to the wider Fylde Coast and surrounding areas.

Internally, the accommodation briefly comprises a welcoming entrance leading into the front lounge, providing a comfortable principal living space with plenty of natural light. From here, the property opens through to a spacious open plan kitchen and breakfast area, creating a sociable and practical space for everyday family living and entertaining.

The kitchen provides a good range of fitted units and worktop space, with the adjoining breakfast area offering room for a dining table and chairs. There is also a separate utility space, providing valuable additional storage and workspace, along with direct access out to the rear garden.

To the first floor are two well proportioned bedrooms, together with a family bathroom. Both bedrooms provide useful accommodation and flexibility for a small family, couple, first time buyer or anyone looking for a manageable home with additional space for guests, a home office or hobbies.

Externally, the rear garden is particularly family friendly, being enclosed by surrounding walls and predominantly laid to lawn, with ample space for outdoor seating, a patio table and chairs. The garden also benefits from access through to the garage, which provides excellent additional storage and could be particularly useful for bikes, garden equipment and general household storage.

To the front, the property is again wall enclosed and provides off road parking, together with access to the garage.

Overall, this is a fantastic opportunity to acquire a well presented two bedroom home in a popular South Shore location. With its generous living accommodation, separate utility space, enclosed gardens, off road parking and garage, the property is likely to appeal strongly to first time buyers, couples, small families and those looking for a convenient downsizing opportunity.

Early viewing is highly recommended to fully appreciate the accommodation, presentation and position on offer.



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TENURE

The property is **Freehold**

COUNCIL TAX

Band **B**

ANNUAL COUNCIL TAX AMOUNT

£1,955

BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

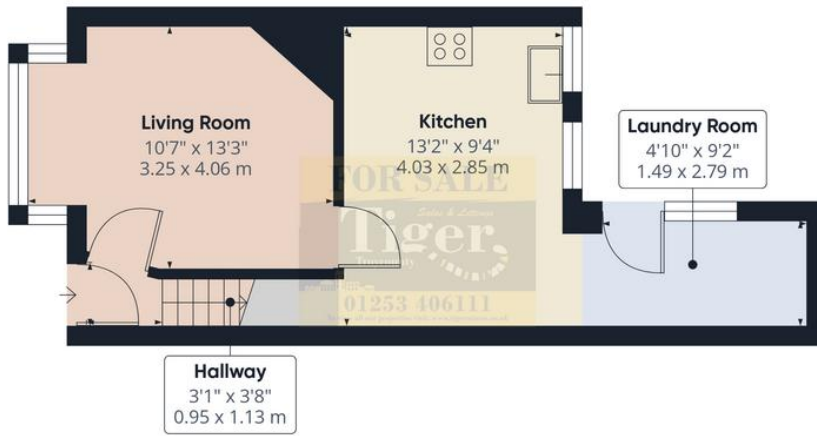
PLEASE NOTE

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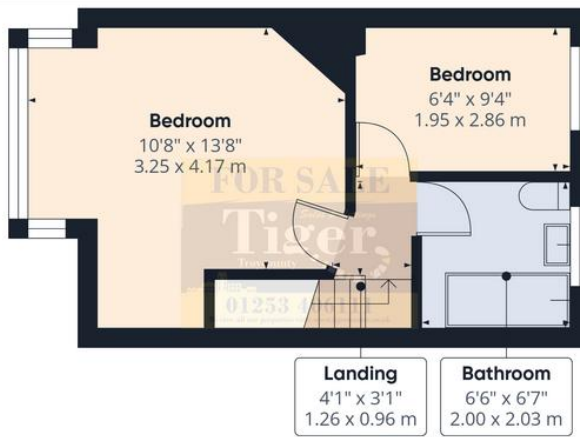
10/09/2026



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Ground Floor



Floor 1



Approximate total area[®]
593 ft²
55.2 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.

GIRAFFE 360

