



51 Grenfell Avenue, Blackpool, FY3 7BS

Price: £107,750

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		

- Two Bedroom Mid-Terraced Property
- Popular Layton Location
- Spacious Lounge With Separate Dining Room
- Modern Fitted Kitchen With Garden Access
- Two Good-Sized Bedrooms & Three-Piece Bathroom
- Low-Maintenance Rear Garden
- Close To Local Shops, Schools, Bus Routes & Town Centre
- Council Tax Band - A

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INTRODUCTION Situated within the popular and well-established area of Layton, this well-proportioned two bedroom mid-terraced property offers an ideal opportunity for a first time buyer, downsizer or investor looking for a home within easy reach of a wide range of local amenities.

The property is conveniently positioned within walking distance of local shops, bus routes and everyday amenities, whilst also being within close proximity to St Mary's Catholic Secondary School, Blackpool Victoria Hospital and Blackpool Town Centre. The location provides excellent access to the surrounding areas and local transport links.

Internally, the property offers a spacious main lounge which provides a welcoming reception space and leads through into a separate dining room, creating a useful additional area for family meals, entertaining or home working. To the rear is a modern fitted kitchen with a range of matching wall and base units, work surfaces and access directly out to the rear garden.

To the first floor, there are two good-sized bedrooms, providing comfortable accommodation for a couple, small family or those looking to downsize. The accommodation is completed by a three-piece bathroom suite.

Externally, the property benefits from a low-maintenance rear garden, providing an enclosed outdoor space with minimal upkeep required. To the front, there is a wall-enclosed frontage with gated access.

Overall, this is a well-located two bedroom home offering practical accommodation and excellent access to local amenities, schools, transport links and Blackpool Town Centre. An early internal viewing is recommended to fully appreciate what the property has to offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band **A**

ANNUAL COUNCIL TAX AMOUNT

£1,675

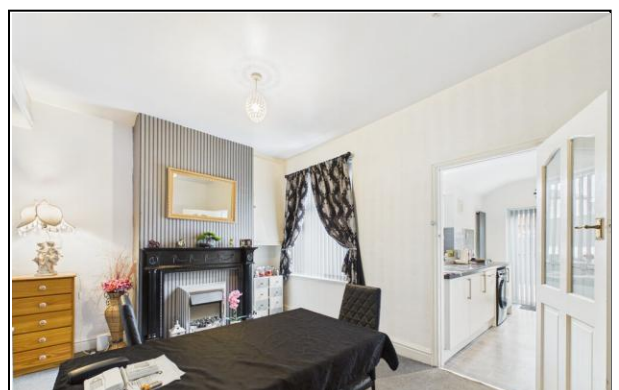
BROADBAND COVERAGE

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>



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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.

23/09/2026



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