



**Senior Avenue, Blackpool, FY4 4LE**

**Price: £135,000**

- Three Bedroom Hall-To-Hall Family Home
- Spacious Open-Plan Lounge And Dining Area
- Fitted Kitchen With Garden Access
- Three Well-Proportioned First Floor Bedrooms
- Versatile Landing Ideal For Home Office Space
- Private Rear Garden With Timber Storage Shed
- Off-Road Parking And Excellent Transport Links
- Council Tax Band - B

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# 1 Senior Avenue, Blackpool

## INTRODUCTION

Three-Bedroom Hall-to-Hall Family Home in a Popular Residential Location

Positioned within a highly sought-after area of Martin, this well-presented three-bedroom hall-to-hall family home offers spacious and versatile accommodation, making it an ideal purchase for a wide range of buyers, including first-time buyers, growing families, second-time movers, and those looking to downsize without compromising on space.

Upon entering the property, you are welcomed into a bright and spacious open-plan living environment. The generous lounge seamlessly flows through to the dining area, creating an excellent space for both everyday family living and entertaining guests. The dining area comfortably accommodates a dining table and chairs, while large windows allow for an abundance of natural light throughout the ground floor.

Leading from the dining area is the fitted kitchen, which provides a practical range of storage and workspace. The kitchen also benefits from direct access to the rear garden, making it ideal for outdoor dining and family gatherings during the warmer months.

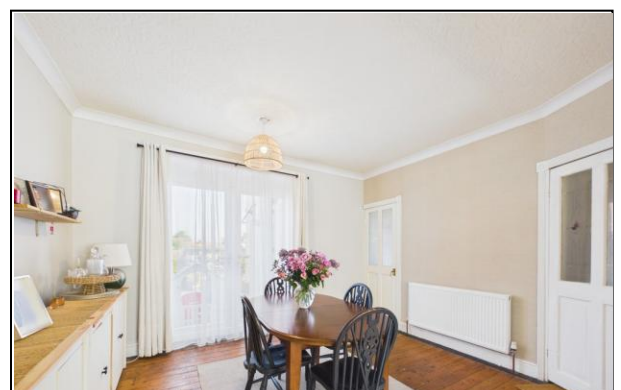
To the first floor, the property offers three well-proportioned bedrooms, all providing comfortable accommodation and flexibility for modern family life. The spacious landing area is a particular feature, offering potential for use as a home office, study area, or additional reading space, catering perfectly to those working from home.

Completing the first-floor accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC, providing a practical and functional space for everyday use.

Externally, the property benefits from off-road parking to the front, offering convenient parking for residents and visitors alike. To the rear, there is a private and enclosed garden, providing a safe and enjoyable outdoor space for children, pets, and entertaining. A timber-built shed offers excellent additional storage for garden equipment, bicycles, and household items.

Conveniently located close to a range of local amenities, the property is within easy reach of reputable schools, supermarkets, and everyday shopping facilities. Excellent transport links are also nearby, with motorway access just a short distance away, making commuting to surrounding towns and cities straightforward.

This attractive home combines practical living space, a desirable location, and excellent potential, making it a fantastic opportunity for a variety of purchasers seeking a property ready to move into and enjoy. Early viewing is highly recommended to fully appreciate everything this home has to offer.



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## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "B"

## 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.



# 1 Senior Avenue, Blackpool



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
835 ft<sup>2</sup>  
77.6 m<sup>2</sup>

(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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