



7a Ivy Avenue, Blackpool,  
FY4 3QF

**£218,950**

**\*\*\* MODERN LIVING WITHIN A SUPERB DETACHED HOUSE \*\*\***

This beautifully presented, **DETACHED** home feels **VERY SPACIOUS** throughout. It has been **EXTENDED** to the rear and now affords a **STUNNING** open plan, combined breakfast, kitchen, lounge and dining area. There is a **STYLISH** fitted kitchen with ample storage, bi-fold doors to the rear gardens off the lounge. In addition, **THREE DOUBLE** bedrooms, a **MODERN** family bathroom plus the **EN-SUITE** to the master bedroom and additional **WC** to the ground floor.

**A MUST SEE.. !**

- **CONTEMPORARY** layout
- Three **DOUBLE** bedrooms
- **Modern** family bathroom
- **En-Suite** to Master bedroom
- **ADDITIONAL** Wc

Successfully selling property since  
1948.



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



- **Separate LOUNGE**
- **Off street PARKING**
- **Gas central heating**
- **UPVC double glazing.**
- **MODERN décor throughout.**



**Hall:** Very spacious hallway, Staircase with understairs storage, Coved ceiling, Double glazed composite front door, UPVC double glazed window, Radiator.

**Lounge:** 15'0" x 11'10" (4.57 m x 3.61 m) Feature fireplace, Coved ceiling, Meter cupboard, UPVC double glazed window, Radiator.



**Breakfast Kitchen Area:** 21'2" x 13'10" (6.45 m x 4.22 m) Stylish range of fitted wall and base cupboard units with complementary marble effect roll edge worktops, Integrated appliances to include; '5' ring gas hob, double oven, microwave and dishwasher, Colour coordinated sink, Free standing island with breakfast bar, Tiled splashback. Directly open to:-

**Lounge/Dining Area:** 19'9" x 11'7" (6.02 m x 3.53 m) Radiator, Two UPVC double glazed windows and folding patio doors to rear garden, Second feature radiator, Three Velux skylight windows.



**Utility:** Plumbed for washing machine, Roll edge worktop.

**Ground Floor WC:** Low flush WC, Wash basin.

**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 14'11" x 12'1" (4.55 m x 3.68 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator. Incorporating:-



**En-Suite:** Comprising; Large shower cubicle with tiled walls and UPVC double glazed window, Low flush WC, Pedestal wash basin, Extractor fan, Heated towel rail/radiator.

**Bedroom 2:** 13'9" x 10'3" (4.19 m x 3.12 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 3:** 14'11" x 8'7" (4.55 m x 2.62 m) Coved ceiling, UPVC double glazed window, Radiator.



**Bathroom:** Modern four piece bathroom comprising; Panelled bath, Separate shower cubicle, Low flush WC, Vanity wash basin, Beautifully tiled walls, UPVC double glazed window, Heated towel rail/radiator.



**Outside:**

**Front:** Concreted for ease of maintenance.

**Rear:** Paved patio, Artificial lawn, Raised timber decking.

**Parking:** Off street parking to the front

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold.  
Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - C £2024.00 (2024/25)



**Directions:** Take St Annes Road heading south, after passing through the traffic lights at Highfield Road, Ivy Avenue can be found fifth on the left hand side.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

**Ivy Avenue**

Are YOU thinking of selling?  
Call McDonald Estate Agents NOW, for  
your FREE market appraisal.

Award winning property sales since 1948.

