



**39 Bramley Close , , Blackpool, FY4 5FP**

**Price: £175,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		

- Gas central heating and double glazing
- Two reception Rooms
- Large living room
- High standard integrated kitchen
- Sought after location
- Attractive bathroom
- Situated in a cul de sac
- Schools nearby



# 39 Bramley Close , , Blackpool

## FULL DESCRIPTION

This show-home-standard three bedroom mews home is situated in a sought after residential cul de sac ideal for first time buyers, families and down sizers looking for contemporary and high standard living accommodation offering an entrance hallway, downstairs WC, lounge open plan to the dining room and fitted kitchen with french doors leading to a sunny rear garden with lawn, planted borders and Indian stone patio. To the first floor are three bedrooms and a family bathroom. Be quick to view!

## BROADBAND COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

## 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://checker.ofcom.org.uk/en-gb/mobile-coverage>

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

## APPROXIMATE AGE OF THE PROPERTY

## TENURE

The property is **Leasehold**

## COUNCIL TAX

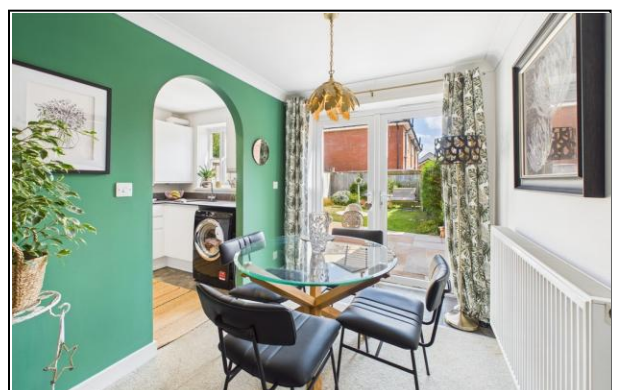
Band "B"

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
H	£3313.40	£3512.10	£3654.48

## 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



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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.

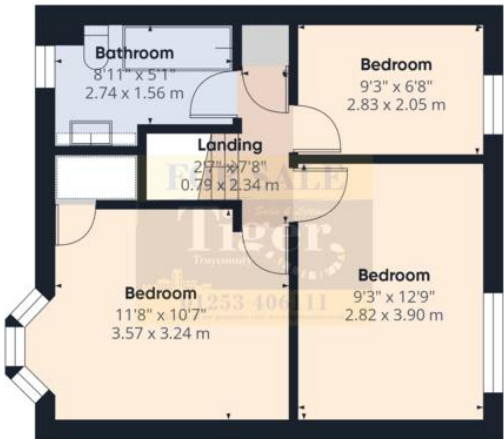
**26/07/2025**



39 Bramley Close, , Blackpool



Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
503 ft<sup>2</sup>  
46.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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