



3 Brierley Avenue, Blackpool,
FY3 8HP

£98,950

***** FABULOUS STARTER HOME, MANY DESIRABLE FEATURES *****

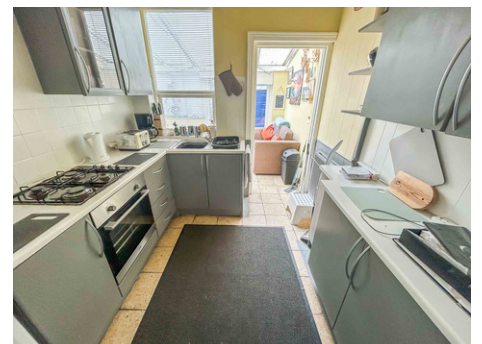
This lovely semi-detached house commands many of the features on a buyers tick-list. Two **SPACIOUS DOUBLE** bedrooms, **MODERN** fitted kitchen, **LARGE** lounge, **UPVC** conservatory, **MODERN** three piece bathroom, **UPVC** double glazing, gas central heating, invaluable **GARAGE** and a convenient location starting at just 250 yards from numerous **LOCAL SHOPS** and amenities in **LAYTON CENTRE**.

- Semi Detached
- Two **DOUBLE** bedrooms
- Modern bathroom
- **STYLISH** fitted kitchen
- **UPVC** double glazing
- Gas central heating
- **GARAGE**
- Near **LOCAL SHOPS**



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Hall: UPVC double glazed front door, Staircase, Understairs storage, Concealed radiator.

Lounge: 14'4" x 13'0" (4.37 m x 3.96 m) Feature fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 8'11" x 7'11" (2.72 m x 2.41 m) Fitted wall and base cupboard units, Built in oven and hob, Stainless steel sink, Tiled floor, Part tiled walls.

Bathroom: Comprising; Panelled corner bath with over head shower unit, Low flush WC, Pedestal wash basin, Part tiled walls, UPVC double glazed window.

Conservatory: 12'6" x 6'3" (3.81 m x 1.90 m) Plumbed for washing machine, Tiled floor, UPVC double glazed window and double doors to rear garden.

First Floor:

Landing.

Bedroom 1: Built in wardrobes to alcoves, Two UPVC double glazed windows, Double radiator.

Bedroom 2: 13'0" x 12'0" (3.96 m x 3.66 m) Built in wardrobe, Built in cupboard housing gas central heating boiler, UPVC double glazed window, Double radiator.

Outside:

Front: Concreted for ease of maintenance.

Rear: Concreted for ease of maintenance.

Garage: Brick garage with an up and over door.

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 - A £1594.81 (2025/26)



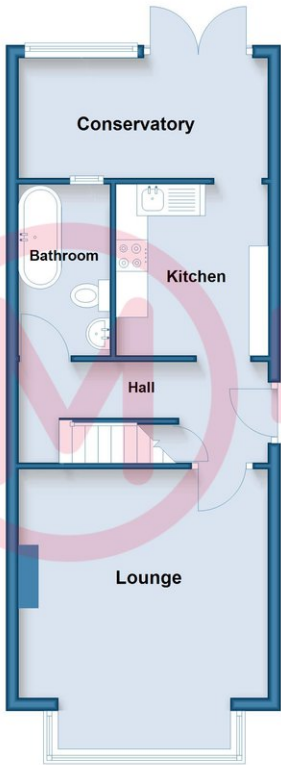
Directions: Take Devonshire Road heading north at the main traffic light junction at Talbot Road turn right into Talbot Road, fourth right into Mather Street. At the end turn left into Collingwood Avenue and finally second right into Brierley Avenue.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Brierley Avenue

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