



22 Brierley Avenue , , Blackpool, FY3 8HP

Price: £180,000

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- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Convenient location
- Attractive bathroom
- Located close to local amenities
- Schools nearby

22 Brierley Avenue , , Blackpool

FULL DESCRIPTION

This superb and well located four bedroom detached house comprises an attractive and high pitched large hall way, lounge, fitted kitchen/dining room, two bedrooms and a family bathroom. Upstairs there are two bedrooms with a dressing room attached that could be a fifth bedroom/dressing room or additional bathroom. The home is warmed by gas central heating and double glazing. To the exterior are gardens to front and rear with an elevated decking area, small drive and garage. Be very 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>

ENTRANCE HALL

11' 2" x 10' 11" (3.41m x 3.33m)

LIVING ROOM

11' 10" x 11' 4" (3.63m x 3.46m)

BEDROOM

11' 10" x 10' 4" (3.61m x 3.16m)

BEDROOM

10' 11" x 7' 9" (3.34m x 2.37m)

BATHROOM

7' 10" x 5' 10" (2.40m x 1.78m)

DINING ROOM

15' 5" x 12' 1" (4.71m x 3.69m)

KITCHEN

12' 1" x 10' 8" (3.70m x 3.27m)

LANDING

11' 0" x 2' 9" (3.36m x 0.86m)

BEDROOM

14' 4" x 10' 11" (4.38m x 3.34m)

DRESSING ROOM

9' 5" x 7' 10" (2.89m x 2.41m)

BEDROOM

19' 7" x 7' 10" (5.97m x 2.41m)



22 Brierley Avenue, , Blackpool

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band **"B"**

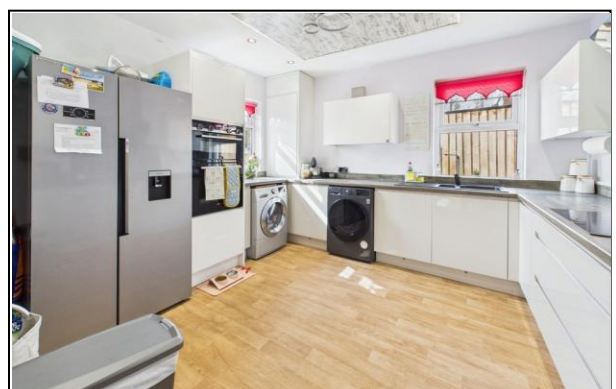
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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 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.

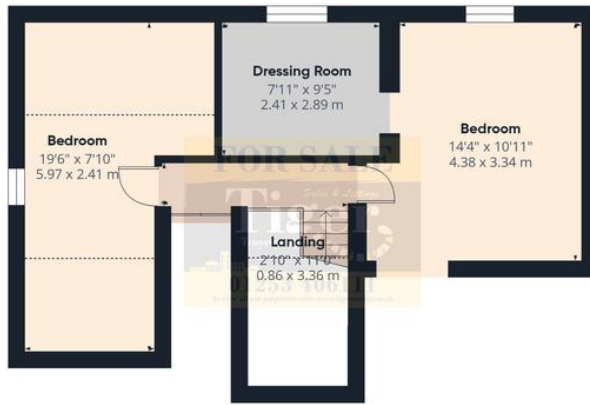
14/04/2026



22 Brierley Avenue, , Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1331 ft²
123.7 m²

Reduced headroom
112 ft²
10.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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