



**11 Brecon Close,
Blackpool, FY1 5AY**

£80,000

Charming Home in a Sought-After Development

This delightful property is set within a beautifully maintained development, ideal for first-time buyers or those looking to downsize.

The ground floor features a bright open-plan living area with a modern fitted kitchen, perfect for contemporary living. Upstairs offers a spacious double bedroom and a modern bathroom.

Occupying a prime position within the development, the home also benefits from an allocated parking space directly adjacent to the property, with additional visitor parking just a short distance away.

- One DOUBLE bedroom
- Lounge
- FITTED kitchen
- Modern bathroom
- UPVC double glazing



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- Electric heating
- Allocated parking
- Visitors parking

Lounge: 13'2" x 11'5" (4.01 m x 3.48 m) Two UPVC double glazed windows and front door, Electric storage heater, Directly open to:-

Kitchen: 7'8" x 7'2" (2.34 m x 2.18 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven, hob and extractor hood, Stainless steel sink, Plumbed for washing machine.

First Floor:

Landing: Built in storage cupboard/wardrobe.

Bedroom: 13'2" x 8'3" (4.01 m x 2.51 m) Fitted wardrobes, Coved ceiling, Two UPVC double glazed windows.

Bathroom: Comprising; Panelled bath with an overhead shower and screen, Pedestal wash basin, Low flush WC, Part tiled walls, Built in airing cupboard, UPVC double glazed window.

Outside:

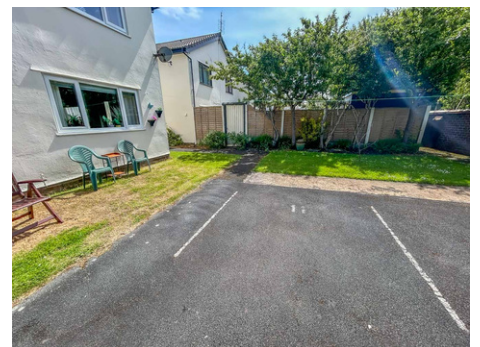
Communal Gardens: Lovely established and well maintained gardens, Mostly lawned with flowerbed to border.

Parking: Allocated parking plus visitors parking

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1982, Service charge £722.80 per annum; Ground rent £15 per annum; Buildings insurance £295.23 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)



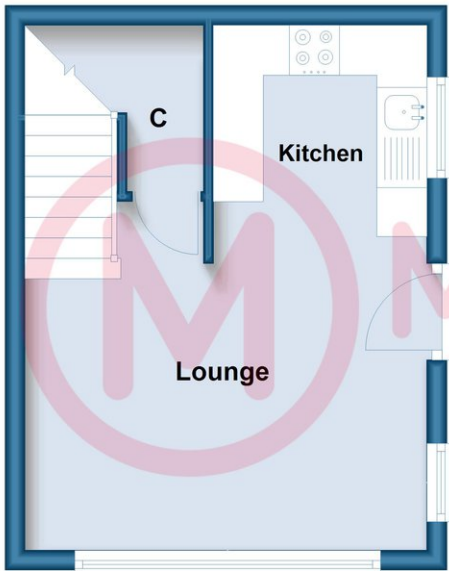
Directions: Travel south along Whitegate Drive. At the traffic lights with Condor Grove turn right and then second right again into Brecon Close.

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.

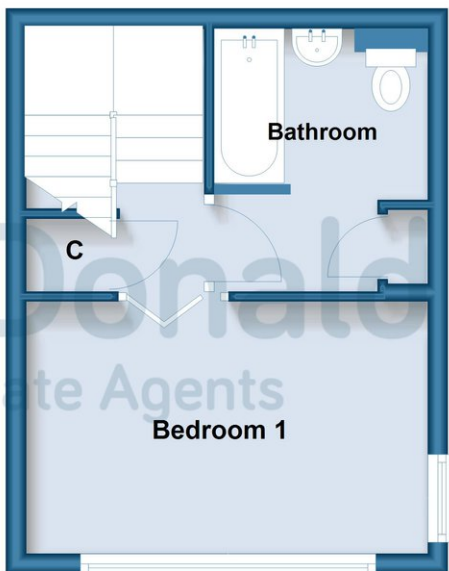
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

Brecon Close

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