



2 Bailey Court, Blackpool, FY3 8EU

Price: £135,000

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- Gas central heating
- Double glazing
- Large living room
- Separate utility room
- Sun Lounge
- Attractive bathroom
- Situated in a cul de sac
- Schools nearby

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FULL DESCRIPTION

This beautiful and high standard two double bedroom semi detached house is located in a quiet pocket of Layton, close to Stanley Park, shops, schools, bus routes and local amenities. The home is a credit to the present owner offering ready to move into living accommodation with entrance hallway, lounge, sun lounge, kitchen, ground floor WC and utility room. Upstairs is a deluxe bathroom and the two bedrooms. The home is warmed by gas central heating and offers secluded and mature gardens with different seating areas. An excellent first time buy!

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

7' 1" x 2' 11" (2.18m x 0.89m)

GROUND FLOOR WC

5' 4" x 4' 2" (1.64m x 1.29m)

LOUNGE

14' 7" x 10' 9" (4.47m x 3.28m)

DINING ROOM

10' 0" x 9' 4" (3.05m x 2.86m)

UTILITY ROOM

5' 3" x 5' 2" (1.61m x 1.58m)

KITCHEN

8' 8" x 6' 5" (2.65m x 1.96m)

LANDING

2' 8" x 2' 7" (0.83m x 0.80m)

BEDROOM

14' 7" x 9' 4" (4.46m x 2.86m)

BEDROOM

9' 8" x 7' 2" (2.96m x 2.19m)

BATHROOM

9' 10" x 6' 4" (3.02m x 1.94m)

TENURE

The property is **Freehold**

COUNCIL TAX

Band "B"



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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.

09/03/2026



2 Bailey Court, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
704 ft²
65.4 m²

(1) Excluding balconies and terraces

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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