



21 Brierley Avenue, Blackpool,  
FY3 8HP

**£97,950**

A well-presented SEMI-DETACHED house which benefits from an EXTENDED kitchen, now OVER 16ft long, and in turn provides two SEPARATE reception rooms.

To the first floor are TWO bedrooms, one with an en-suite shower along with the modern family bathroom.

The property benefits from a quieter location at the bottom of a cul-de-sac and is conveniently within 250 yards of LAYTON CENTRE, with a wealth of local shops and amenities.

No onward chain.

- Semi-Detached House
- Two SEPARATE reception rooms
- EXTENDED kitchen
- TWO bedrooms
- Bathroom PLUS En-Suite
- Gardens
- Cul-De-Sac location
- Within 250 yards of LAYTON shops
- No Chain

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**Hall:** Staircase, UPVC double glazed front door.

**Lounge:** 12'5" x 11'11" (3.78 m x 3.63 m) Fitted gas fire with marble effect fire surround, Meter cupboard, Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window, Double radiator.

**Dining Room:** 16'1" x 5'2" (4.90 m x 1.57 m) Built in storage cupboard to alcove, Understairs storage, Coved ceiling, UPVC double glazed patio doors to the rear garden, Double radiator.

**Kitchen:** 16'1" x 5'2" (4.90 m x 1.57 m) Wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Built in oven and hob with extractor hood, Tiled floor and walls, UPVC double glazed window and rear door, Radiator.



### First Floor:

**Bedroom 1:** 12'5" x 11'4" (3.78 m x 3.45 m) Period fireplace, Picture rail, UPVC double glazed window, Double radiator.

**Bedroom 2:** 11'10" x 7'4" (3.61 m x 2.24 m) UPVC double glazed window, Radiator.

**En-Suite:** Tiled shower cubicle.

**Bathroom:** Modern three piece suite comprising; Panelled bath, Vanity wash basin and low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.



### Outside:

**Front:** Forecourt garden.

**Rear:** Paved for ease of maintenance, Timber shed.

**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 £1518.00 (2024/25)



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**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.

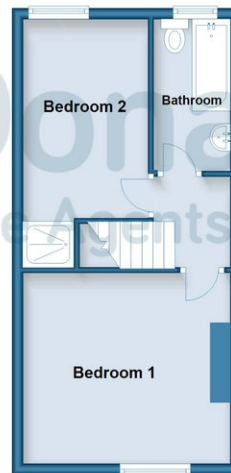
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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**Brierley Avenue**

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