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4 Bailey Court, Layton, Blackpool FY3 8EU

£110,000

Tucked away in an elevated cul-de-sac location, this Semi Detached home occupies a really impressive plot with large Southerly facing rear and side gardens. The property itself is well presented throughout, whilst still offering scope for further improvement, and would be a perfect First Time Buy or downsize. Sold with NO ONWARD CHAIN.





- **Lounge - over 17'**
- **Kitchen**
- **Ground floor Bathroom & WC**
- **Three Bedrooms**
- **Double glazing**
- **Gas central heating**
- **Impressive Southerly facing Gardens**



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Hall: Meter cupboard, Wood effect laminate flooring, Radiator.

Lounge: 17'1" x 10'9" (5.21 m x 3.28 m) Fireplace with freestanding gas fire, TV point, Coved ceiling, UPVC double glazed patio doors to rear garden, UPVC double glazed window, Radiator.

Kitchen: 8'7" x 6'5" (2.62 m x 1.96 m) Wall and base cupboard units with complementary roll edge worktops. Circular sink with mixer tap, Gas cooker point, Understairs storage, Tiled floor, UPVC double glazed windows, Radiator.



Utility Area: Plumbed for washing machine, Gas central heating boiler, UPVC double glazed door.

WC: Low flush WC.

First Floor:

Landing: Double glazed window.

Bedroom 1: 14'8" x 9'7" (4.47 m x 2.92 m) UPVC double glazed windows, Radiator.

Bedroom 2: 10'0" x 6'4" (3.05 m x 1.93 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.



Bedroom 3: 10'0" x 7'2" (3.05 m x 2.18 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Outside:

Front: Mainly paved.

Rear: A really impressive, wrap around Southerly facing rear/side

Heating: Gas central heating (NOT TESTED).

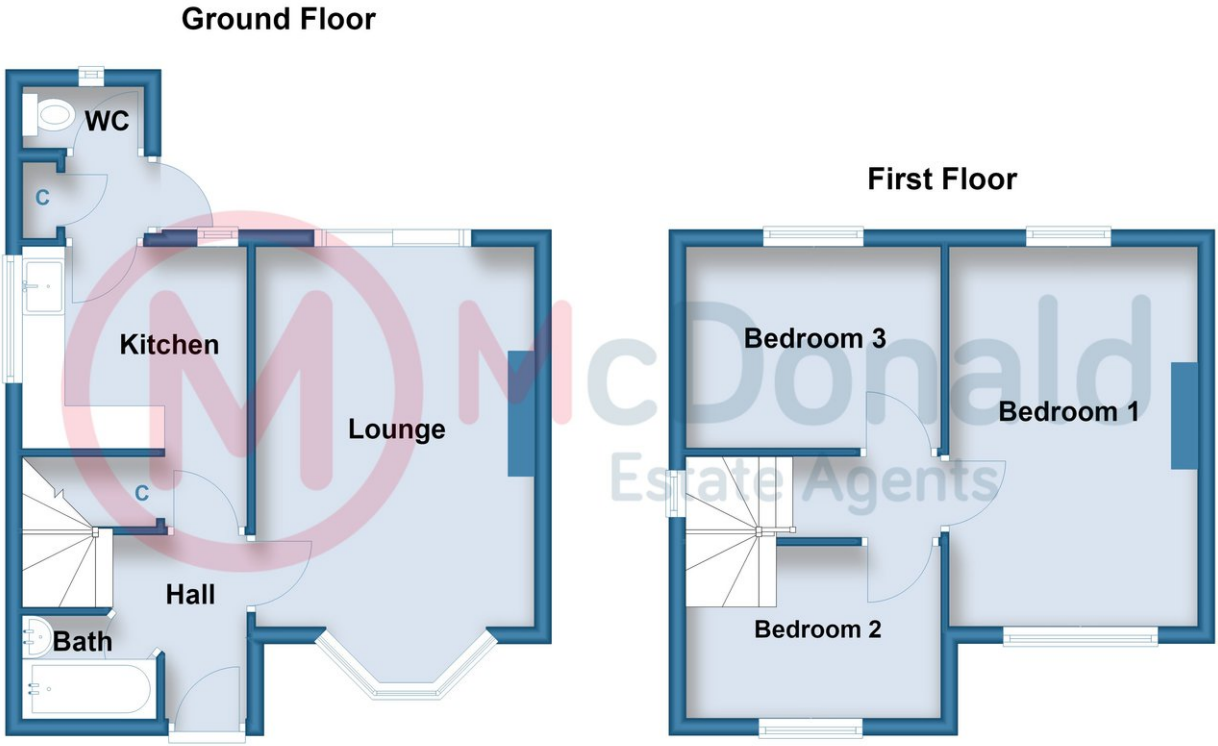
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (2026/27)

Directions: At the traffic lights at Devonshire Square proceed inland along Newton Drive, continue along and after passing through the traffic lights at Collingwood Avenue, turn left into Layton Road. Bailey court can be found second turning on your right hand side.

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.



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Plan produced using PlanUp.

Bailey Court

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