



Estate Agents and Valuers

**‘ EXCELLENT POTENTIAL ‘**



**365 SQUIRES GATE LANE SOUTH SHORE BLACKPOOL FY4 3RQ**  
**PRICE £120,000**  
**NO CHAIN**

- . SPACIOUS BAY FRONTED GARDEN TERRACE
- . 3 BEDROOMS + LOFT HOBBIES
- . OPEN PLAN LOUNGE & DINING ROOM
- . UPVC DOUBLE GLAZING
- . GARDENS TO FRONT & REAR

**DESCRIPTION** 365 Squires Gate Lane is a spacious three bedroom garden terrace with the added benefit of a versatile loft hobbies room, ideally situated in a popular location with excellent access to the motorway network, Blackpool and St Annes town centres, and just a short distance from the promenade. The property offers generous room sizes throughout, complimented by UPVC double glazing, and would benefit from some light cosmetic updating to suit a purchaser's personal tastes. Externally, there is a garden to the front and an attractive 40 ft rear garden, perfect for outdoor enjoyment.

**LOCATION** Proceeding out of Blackpool along Midgeland Road and into Common Edge Road. At the end turn right into Progress Way which becomes Squires Gate Lane. No 365 can be found on the left.



**365 SQUIRESGATE LANE SOUTH SHORE**

**The accommodation comprises:-**

**ON THE GROUND FLOOR**

**ENTRANCE HALL** UPVC double glazed door, stairs, understairs storage cupboard.

**LOUNGE** 14'9 X 12'7. UPVC double glazed window, open to:-

**DINING ROOM** 12'2 X 8'10. UPVC double glazed French doors.

**KITCHEN** 10'7 X 9'7. Fitted with white base units and worktops with bevelled edges incorporating a single bowl single drainer stainless steel sink unit with mixer tap over, gas cooker point, extractor, tiled splashbacks, matching eye level cupboards, door to rear.

**ON THE FIRST FLOOR**

**LANDING** Staircase to loft hobbies.

**BEDROOM NO 1** 12'2 X 11'2. UPVC double glazed window.

**BEDROOM NO 2** 12'9 X 12'2. UPVC double glazed window.

**BEDROOM NO 3** 9'7 X 8'7. UPVC double glazed window.

**BATHROOM & W.C** Panelled bath with shower over, pedestal was hand basin, W.C low suite, airing cupboard, UPVC double glazed window.

**ON THE SECOND FLOOR**

**LOFT HOBBIES** 12'2 X 11'10. Velux window.

**OUTSIDE**

**GARDENS TO FRONT & REAR**

**BRICK OUTHOUSE**

**TENURE** Freehold.

**SERVICES** All mains services.

**VIEWINGS** Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

**COUNCIL TAX BAND:- B**

**EPC RATING:- F**

**ALL SERVICES HAVE NOT AND WILL NOT BE TESTED**