



205 Squires Gate Lane, Blackpool, FY4 2QG

Price: £265,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Sought-After Location Close To Blackpool, St Annes
- Attractive Bay-Fronted Hall To Hall
- Two Spacious Reception Rooms Ideal For Family Living
- Fitted Kitchen With Beech Style Units
- Separate Utility Room & Additional WC
- Three Well-Proportioned Bedrooms
- Two Driveways And Tandem Garage
- No Onward Chain Delay

To view all of our properties visit www.tigerestates.co.uk

205 Squires Gate Lane, Blackpool

INTRODUCTION

Occupying a highly sought-after and exceptionally convenient position, this handsome bay-fronted semi-detached home enjoys easy access to the motorway network, as well as the vibrant centres of Blackpool and St Annes, and the ever-popular Promenade. Built in the desirable "hall to hall" design, the property offers an excellent opportunity for families seeking both space and character in a well-connected location.

Beautifully presented, the home benefits from gas-fired central heating and UPVC double glazing throughout, ensuring comfort and efficiency all year round. Upon entering, you are welcomed by an inviting entrance vestibule leading into a spacious hallway that sets the tone for the accommodation beyond. The ground floor boasts two well-proportioned and versatile reception rooms, ideal for both relaxing and entertaining, alongside a fitted kitchen featuring attractive beech-style units and ample workspace. A practical utility room adds further convenience with an additional downstairs WC.

To the first floor, the landing provides access to three generously sized bedrooms, each offering plenty of natural light and flexibility for family living, guest accommodation, or home working. The bathroom is fitted with a modern three-piece suite, including shower, complemented by a separate W.C.

Externally, the property continues to impress with well-maintained gardens to the front, side, and rear, offering a pleasant outdoor space for relaxation and recreation. A standout feature is the provision of two separate driveways, both accessed via Sandgate, providing ample off-street parking for multiple vehicles. In addition, there is a substantial double tandem garage, ideal for storage, workshop use, or further parking.

This is a fantastic opportunity to acquire a spacious and well-located family home with excellent potential, early viewing is highly recommended to fully appreciate all that this property has to offer.

APPROXIMATE AGE OF THE PROPERTY

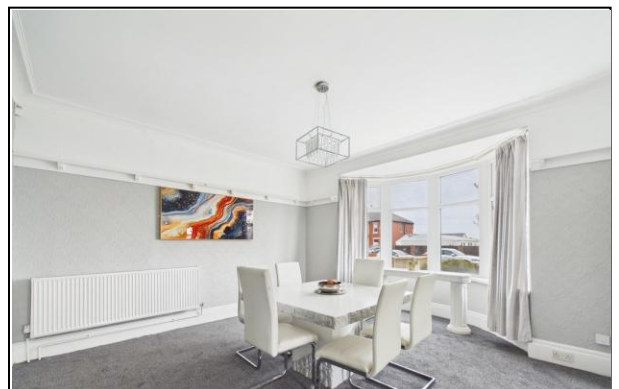
1920s

TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"



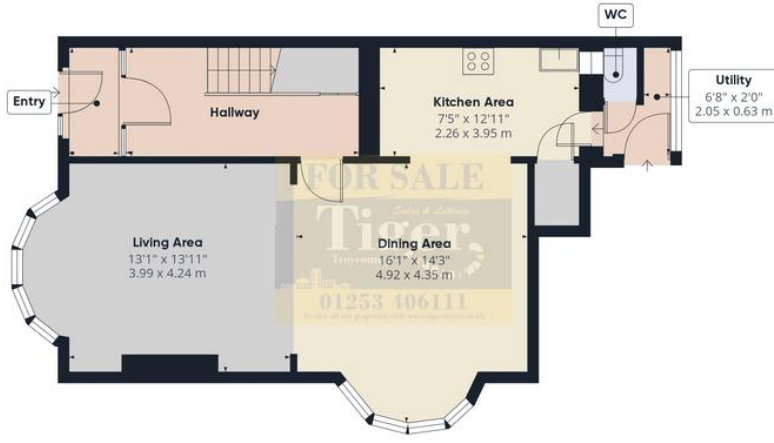
205 Squires Gate Lane, Blackpool

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.



205 Squires Gate Lane, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1284 ft²
119.1 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.

GIRAFFE360

