



121 Squires Gate Lane, Blackpool, FY4 1QW

Price: £170,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		

- Generous Three-Bedroom Family Home
- Prime And Convenient Location
- Spacious Lounge And Dining Area
- Modern Kitchen With Breakfast Room
- Downstairs WC And Stylish Bathroom
- Family-Friendly Rear Garden
- Garage And No Onward Chain
- Council Tax Band - C

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INTRODUCTION Offered For Sale With No Onward Chain Delay

Situated in a prime and highly convenient location, this generous three-bedroom family home offers well-proportioned accommodation throughout and is ideally positioned for access to a wide range of local amenities. The property is also within easy reach of Blackpool Promenade and is just a short distance from the popular coastal town of Lytham St Annes, making it an excellent choice for families, couples or buyers looking for a well-connected long-term home.

The property is approached via a welcoming entrance porch, which leads into a lovely-sized hallway providing access to the main living accommodation and also benefits from a useful downstairs WC.

To the ground floor, the spacious lounge and dining area provides an excellent central hub for everyday family life and entertaining, with plenty of room for both comfortable seating and dining furniture. The modern kitchen is well presented and provides a practical and stylish space for cooking, while a separate breakfast room offers additional flexibility and could also be utilised as a study, playroom or further reception space depending on individual requirements.

Moving to the first floor, there are three well-proportioned bedrooms, providing comfortable accommodation for a growing family, guests or those requiring additional home-working space. Completing the first floor is a stylish modern bathroom suite.

Externally, the property benefits from a family-friendly rear garden, providing a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months. A garage further enhances the property, offering valuable parking provision or excellent additional storage.

Offered for sale with no onward chain delay, this generous family home combines spacious accommodation, useful additional living space, attractive outdoor areas and a highly convenient location close to amenities, the seafront and Lytham St Annes. Early viewing is highly recommended to fully appreciate the space and versatility on offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band

ANNUAL COUNCIL TAX AMOUNT

£2,234

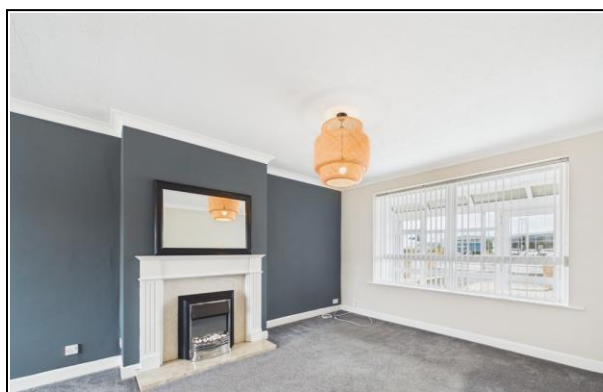
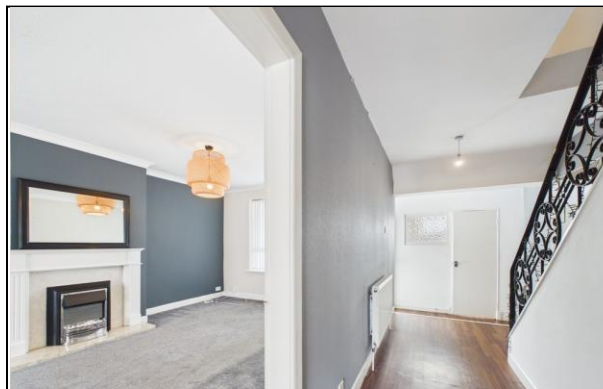
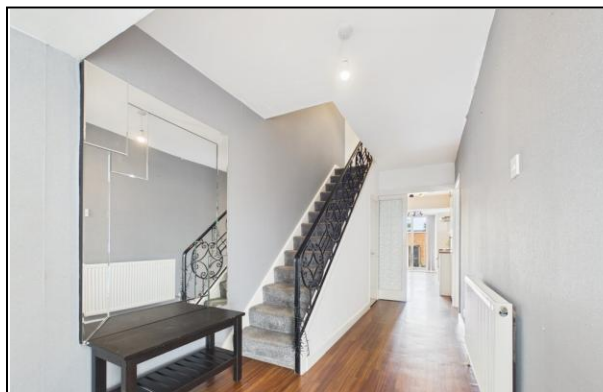
BROADBAND COVERAGE

We are advised that the property can obtain

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://www.ofcom.org.uk/mobile-coverage-checker>

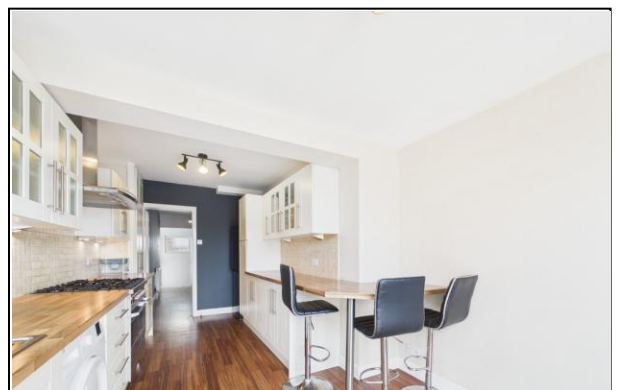
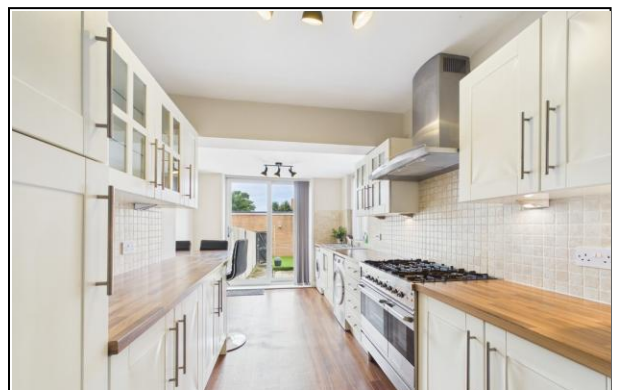


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PLEASE NOTE

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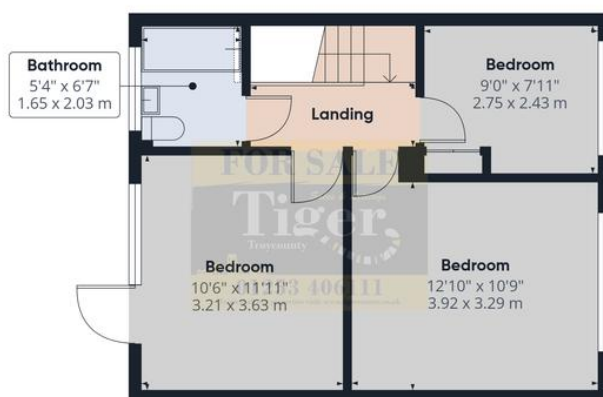
24/08/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
1048 ft²
97.6 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.

GIRAFFE 360