



263 Squires Gate Lane, South Shore,
Blackpool, FY4 3RE

£235,000

This **EXTENDED** semi-detached house offers excellent value for money, with deceptively spacious accommodation throughout.

The property has been extended into the loft space, complementing the existing **THREE DOUBLE** bedrooms. Two bedrooms benefit from **EN-SUITE** facilities, including a stylish modern **FOUR-piece** suite.

The ground floor comprises a lounge, **FITTED** dining kitchen and separate **UTILITY ROOM**. A large timber **SUMMERHOUSE** provides valuable additional space, ideal as a home office, garden room or play area.

Occupying a generous **CORNER PLOT**, the property enjoys established gardens to the front, side and rear, together with off-street parking.

Conveniently situated within half a mile of **TWO** major supermarkets and numerous local shops and amenities, the **SEAFRONT** is also easily accessible via Squires Gate Lane.

- **THREE** bedrooms **PLUS** loft room
- **TWO** en-suite bathrooms
- Lounge
- **FITTED** dining kitchen

Successfully selling property since 1948.



McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



- **PLUS Utility Room**
- **Summer House / Playroom**
- **Gardens front, side AND rear**
- **Off street parking**
- **Close to major supermarkets**



Porch: UPVC double glazed windows and front doors.

Hall: Double glazed composite front door, Staircase, Radiator.

Lounge: 15'4" x 14'0" (4.67 m x 4.27 m) Feature solid fuel burner, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Two double glazed inglenook windows, Radiator.



Ground Floor WC: Low flush WC, Wash basin, Tiled walls.

Dining Kitchen: 13'2" x 13'0" (4.01 m x 3.96 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in hob, Extractor hood, Oven/grill, Stainless steel sink, Plumbed for dishwasher, UPVC double glazed bay window and rear door.

Utility: 9'6" x 7'0" (2.90 m x 2.13 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine.

Hobby Room/Office: 18'8" x 9'9" (5.69 m x 2.97 m) Timber framed summerhouse, Ideal play room/office space. Light and power.



First Floor:

Landing.

Bedroom 1: 15'0" x 12'7" (4.57 m x 3.84 m) UPVC double glazed window, Radiator.

...En-Suite 1: Comprising; Free standing panelled bath, Separate shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.



Bedroom 2: 13'1" x 13'1" (3.99 m x 3.99 m) UPVC double glazed bay window, Radiator. Incorporating:-

...En-Suite 2: Comprising; Shower cubicle, Low flush WC, Vanity wash basin, Tiled walls, Heated towel rail/radiator.

Bedroom 3: 9'2" x 7'1" (2.79 m x 2.16 m) UPVC double glazed window, Radiator.(currently utilised as a spacious office)



Second Floor:

Attic Room: 15'3" x 12'9" (4.65 m x 3.89 m) Double glazed skylight window.

Successfully selling property since 1948.

Outside:

Front and Side: Mainly lawned, Stone paved path, Flowerbeds to border, Established trees and shrubs.

Rear: Stone paved patio, Lawn, Flowerbeds to border, Sunnier west facing aspect.

Parking: Generous off street parking to tarmacadam driveway. Leading to:-

Store: Large store area.

Heating: Double glazed skylight window.

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

Council Tax: Band - C £2233.97 (2026/27)

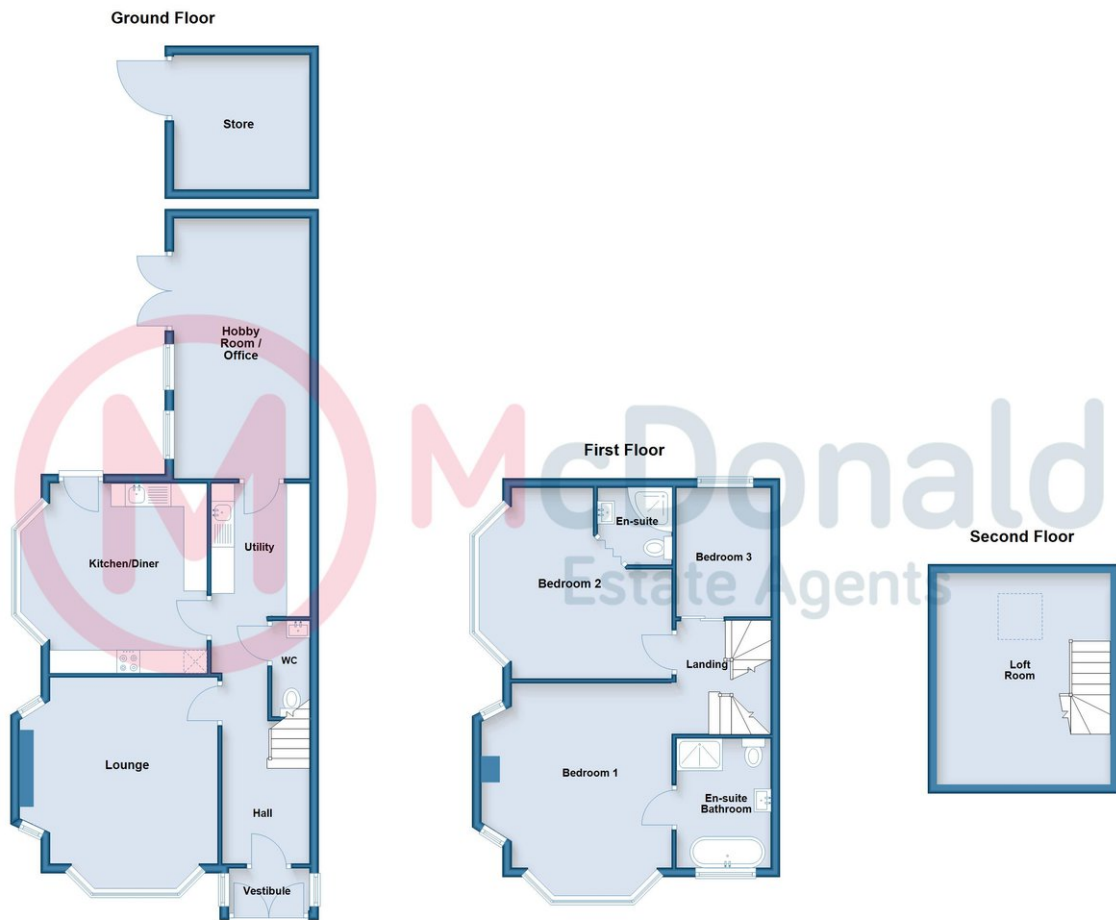


Directions: Take The Promenade heading south and travel for some distance, upon reaching the Tram Depot (on the right hand side), bear left onto Squires Gate Lane.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Squires Gate Lane

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Successfully selling property since 1948.

