



235 Squires Gate Lane, Blackpool, FY4 2NH

Price: £289,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

- Three Bedroom Detached Family Home
- Spacious Lounge With Bay Window
- Conservatory Overlooking Private Rear Garden
- En-Suite Shower Room To Rear Bedroom
- Block Paved Driveway For Multiple Vehicles
- Close To Amenities, Transport Links And St Annes
- Council Tax Band - D
- EPC Rating - E

235 Squires Gate Lane, Blackpool

INTRODUCTION

Three-Bedroom Detached Family Home | The Willows, Squires Gate Lane

Situated in the highly sought-after location of The Willows on Squires Gate Lane, this beautifully presented three-bedroom detached property offers spacious and versatile accommodation throughout, making it an ideal family home. Conveniently positioned close to a wide range of local amenities, including supermarkets, restaurants, excellent transport links, motorway access, and within easy reach of the popular seaside town of St Annes, this superb home must be viewed to be fully appreciated.

Upon entering the property, you are welcomed by a generous entrance hallway which creates an immediate sense of space. The ground floor accommodation benefits from a convenient downstairs WC with wash hand basin and leads through to a bright and spacious lounge. A large bay window to the front elevation allows an abundance of natural light to flood the room, creating a warm and inviting living space. The lounge flows seamlessly into the dining area, providing ample space for a family dining table and chairs, making it ideal for both everyday living and entertaining.

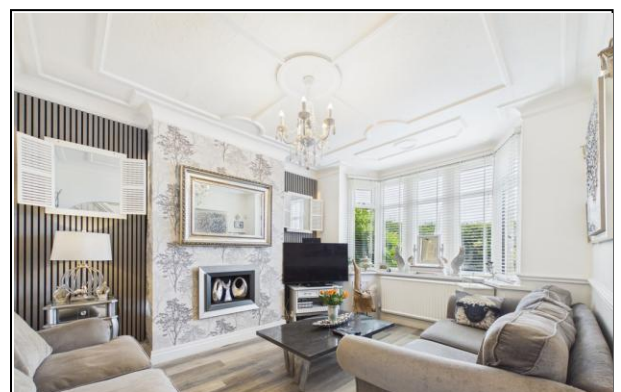
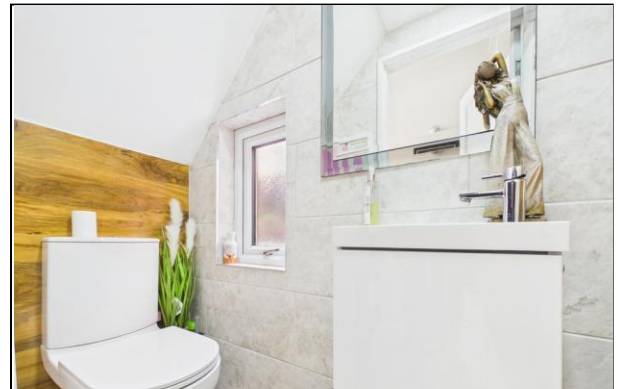
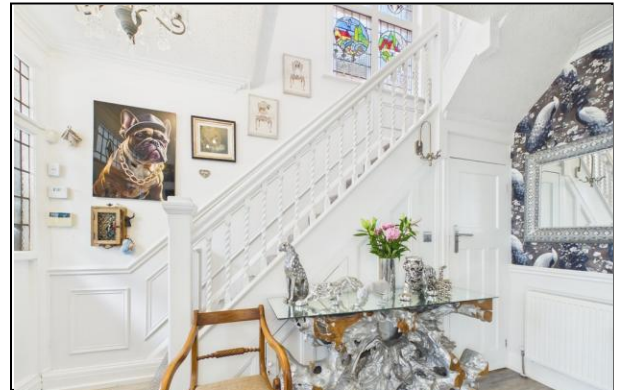
The dining area opens into the well-appointed kitchen, fitted with a range of matching wall and base units offering excellent storage and workspace. To the rear of the property, a conservatory provides additional living accommodation and enjoys pleasant views over the garden, with direct access to the outdoor space.

To the first floor, the property offers three well-proportioned bedrooms. The rear bedroom benefits from its own three-piece shower suite, adding convenience and flexibility for modern family living. A separate family bathroom serves the remaining bedrooms and comprises a well-presented suite.

Externally, the property continues to impress. The rear garden is private, mature, and well established, featuring paved seating areas, a laid-to-lawn section, and an attractive selection of hedges, plants, and shrubs. A timber-built shed provides useful storage, while secure side access adds practicality.

To the front, a block-paved driveway provides ample off-road parking for multiple vehicles and enhances the property's attractive kerb appeal.

Offering generous living accommodation, excellent outdoor space, and a highly convenient location, this exceptional detached family home presents a fantastic opportunity for a wide range of buyers and early viewing is highly recommended.



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TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

PLEASE NOTE

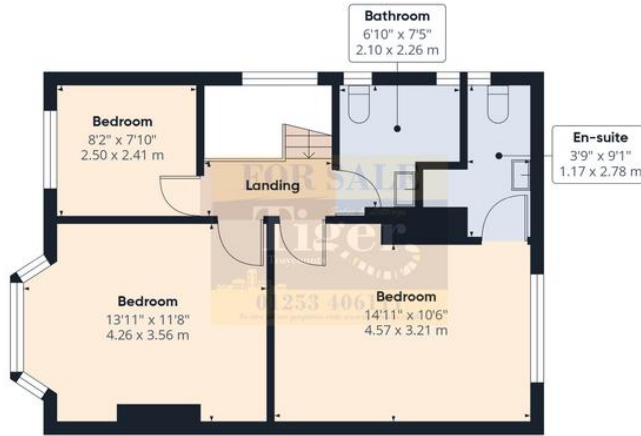
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1145 ft²
 106.3 m²

Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

