



11 Weeton Avenue, Blackpool, FY4 3QW

Price: £170,000

- Well-Maintained Three Bedroom Semi-Detached Family Home
- Popular Location Just Off Squires Gate Lane
- Open Plan Ground Floor Living Accommodation
- Fitted Kitchen With Matching Wall And Base Units
- Three Good Size Bedrooms And Four-Piece Family Bathroom
- Enclosed Rear Garden, Driveway And Single Garage
- Close To Local Schools, Supermarkets, St Annes And Motorsport Village

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INTRODUCTION Situated in a highly popular residential location just off Squires Gate Lane, this well-maintained three-bedroom semi-detached family home offers generously proportioned accommodation throughout, making it an ideal choice for families and buyers seeking a property in a convenient and well-connected area.

The ground floor features an open-plan living arrangement, providing a welcoming and versatile space for both everyday family life and entertaining. The accommodation benefits from good room sizes and convenient access through to the kitchen, which is fitted with a range of matching wall and base units, providing ample storage and preparation space. A wall-mounted boiler is also located within the kitchen, while a side door provides direct access to the driveway.

To the first floor, there are three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes, offering useful built-in storage. The family bathroom is fitted with a four-piece suite, providing additional practicality for a busy family household.

Externally, the rear garden features a fenced enclosure with a lawned area, offering a pleasant outdoor space for relaxing and enjoying the warmer months. There is also convenient side access leading to the driveway, along with a single garage providing additional parking or storage options. To the front, the property benefits from a walled boundary and off-road parking.

The location is a particular advantage, with a range of local supermarkets, well-regarded schools and everyday amenities all within easy reach. The property is also well positioned for access to St Annes and the motorway network, making it a convenient base for commuters and those looking to explore the wider Fylde Coast.

Early viewing is highly recommended to appreciate the accommodation, location and potential this well-presented family home has to offer.

TENURE

The property is **Freehold**

COUNCIL TAX

Band **C**

ANNUAL COUNCIL TAX AMOUNT

£2,234

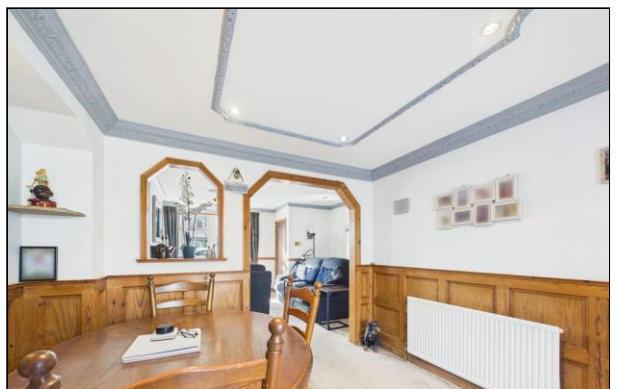
BROADBAND COVERAGE

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>

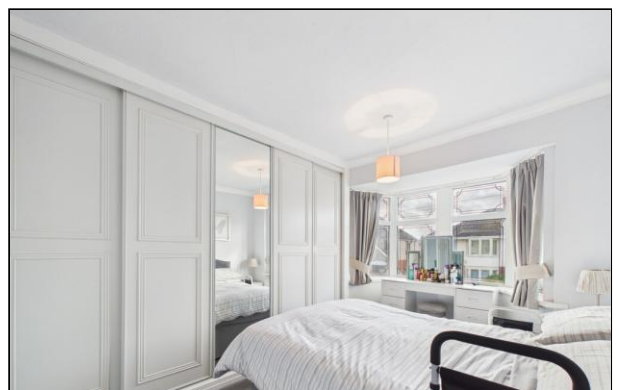


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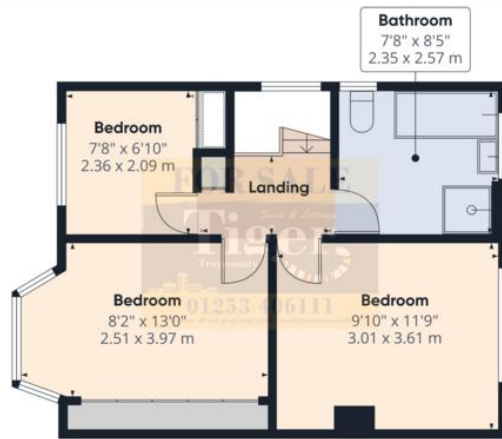
29/10/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
896 ft²
83.3 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.

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