



**283 Squires Gate Lane, Blackpool, FY4 3RE**

**Price: £220,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- Four Bedroom Semi Detached Family Home
- No Onward Chain Delay
- Good Condition Throughout
- Two Reception Rooms And Functional Kitchen
- Modern Four Piece Family Bathroom
- Rear Garden With Tandem Garage
- Off Road Parking And Convenient Location
- Council Tax Band - C

# 283 Squires Gate Lane, Blackpool

## INTRODUCTION

This well-presented four-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for growing families. Offered to the market in good condition throughout and with no onward chain delay, the property is ready for immediate occupation.

The ground floor comprises a welcoming entrance hallway leading to two generously proportioned reception rooms, providing flexible living and dining space. To the rear, there is a functional fitted kitchen offering ample storage and workspace, with access to the rear garden.

To the first floor, the property boasts three well-sized bedrooms along with a modern four-piece family bathroom suite, finished to a contemporary standard. The second floor hosts a fourth bedroom, ideal for use as a guest room, home office, or private principal suite.

Externally, the property benefits from a rear garden, perfect for family use and outdoor entertaining. There is also a tandem garage providing additional storage or parking, along with off-road parking to the front of the property.

Situated in a convenient location, the home is within close proximity to local supermarkets, well-regarded schools, and excellent motorway links, as well as offering easy access to Lytham St Annes and surrounding areas.

Early viewing is highly recommended to fully appreciate the space, condition, and location this fantastic family home has to offer.

## TENURE

The property is **Freehold**

## COUNCIL TAX

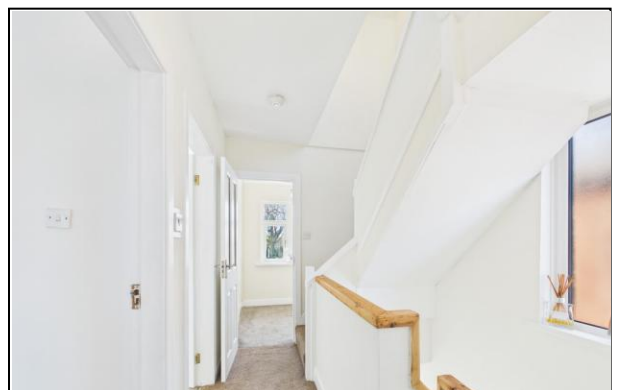
Band "C"



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### PLEASE NOTE

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