



Stephen Tew
ESTATE AGENT
FOR SALE
01253 401111 | stephentew.co

269 Squires Gate Lane, Blackpool

Blackpool

Offers Over **£245,000**

269 Squires Gate Lane

Blackpool

This traditional detached house is situated in a sought-after residential area, offering convenient access to local shops, major supermarkets, reputable schools, and excellent transport links (including the M55 motorway and Lytham St Annes). The property welcomes you with an entrance hallway that lead to a spacious lounge, a separate dining room, and a modern fitted kitchen.

Upstairs, you will find three well-proportioned bedrooms, one of which benefits from an en-suite shower room, while the remaining bedrooms are served by a generous six-piece family bathroom. The property also features a boarded loft, providing valuable additional storage space. With gas central heating and uPVC double-glazing throughout, comfort and energy efficiency are assured. This home is offered with no onward chain, making it an ideal opportunity for those looking to move quickly.

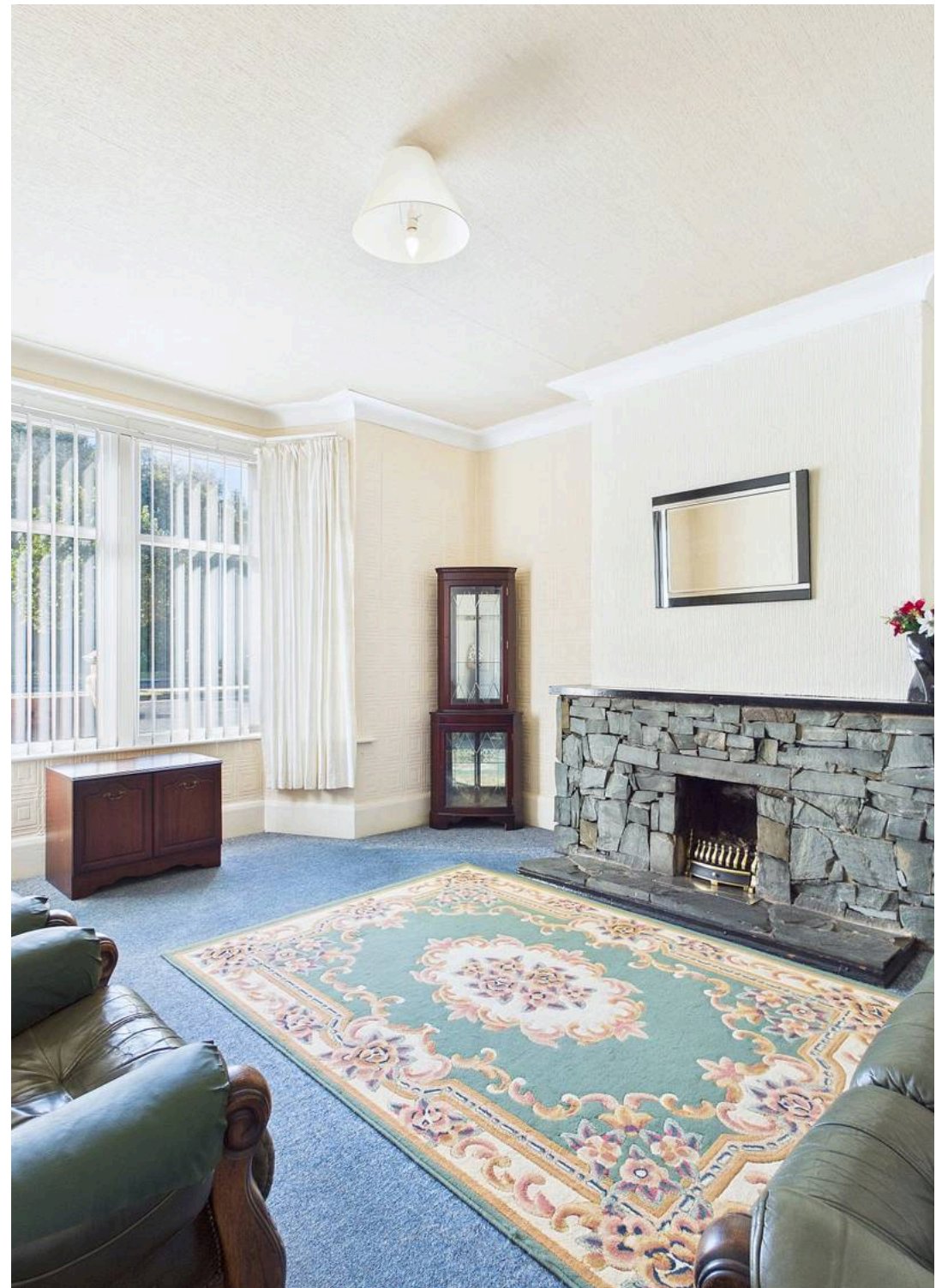
The exterior of the property is equally impressive, with off-road parking available at the front and a driveway that leads to a brick garage, providing ample space for multiple vehicles. The enclosed rear garden is perfect for families and offers a safe and private environment for children and pets to play.

The property's position within a popular neighbourhood ensures a peaceful setting while remaining close to all essential amenities and transport connections. This is a rare opportunity to acquire a detached family home with excellent outside space in a highly desirable location. Early viewing is highly recommended to appreciate all that this property has to offer.

Council Tax band: D

Tenure: Freehold

- Traditional Detached House situated in a popular residential location
- Entrance, Hallway, Lounge, Dining Room, Fitted Kitchen.
- 3 Bedrooms, 1 En-Suite, Spacious 6-piece family bathroom, Boarded Loft
- Gas Central Heating, uPVC double-glazing
- Off Road parking at the front with driveway leading to Garage, Enclosed Rear Garden
- Conveniently positioned close to local shops, major supermarkets, schools, and transport links (including easy access to the M55 motorway and Lytham





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Entrance Hallway

Lounge

13' 11" x 13' 9" (4.25m x 4.19m)

Dining Room

15' 4" x 13' 2" (4.67m x 4.01m)

Kitchen

16' 8" x 8' 0" (5.09m x 2.43m)

Landing

Bedroom 1

15' 9" x 11' 11" (4.79m x 3.64m)

En-suite

8' 6" x 4' 11" (2.59m x 1.51m)

Bedroom 2

15' 3" x 10' 11" (4.66m x 3.32m)

Bedroom 3

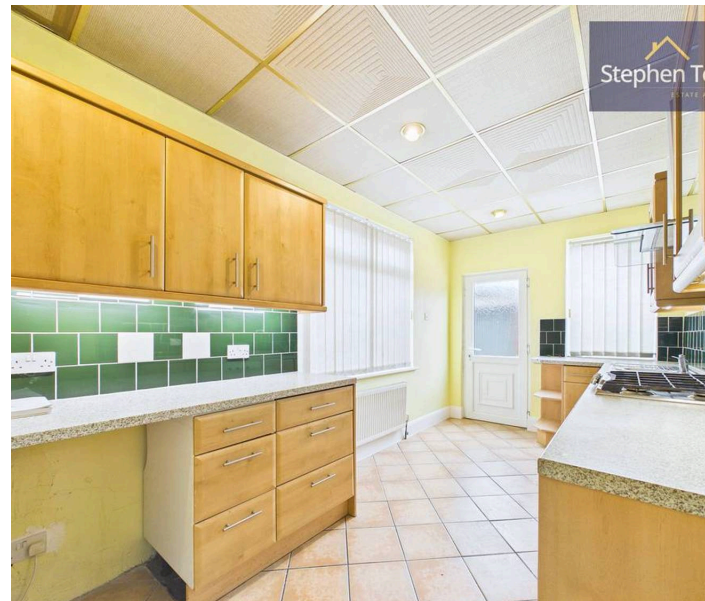
8' 10" x 7' 4" (2.70m x 2.24m)

Bathroom

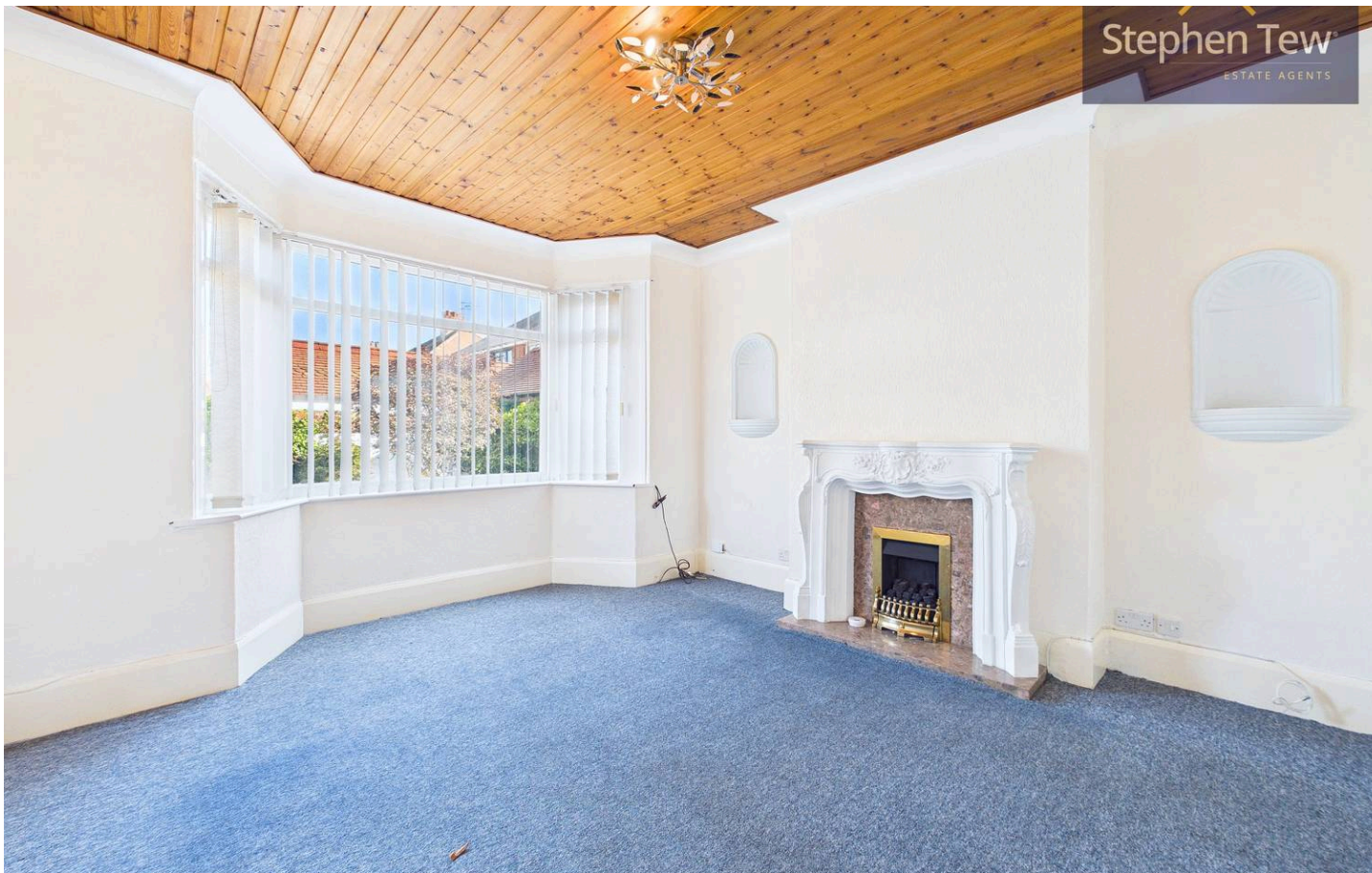
12' 6" x 7' 11" (3.81m x 2.41m)



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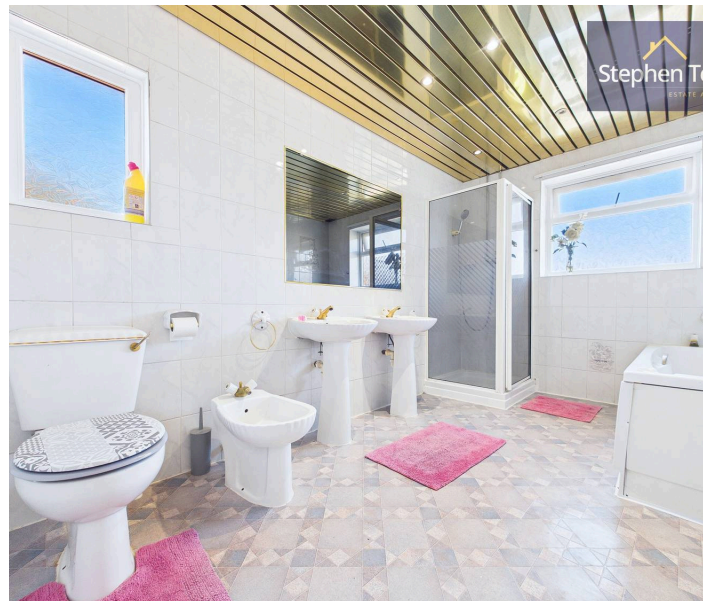
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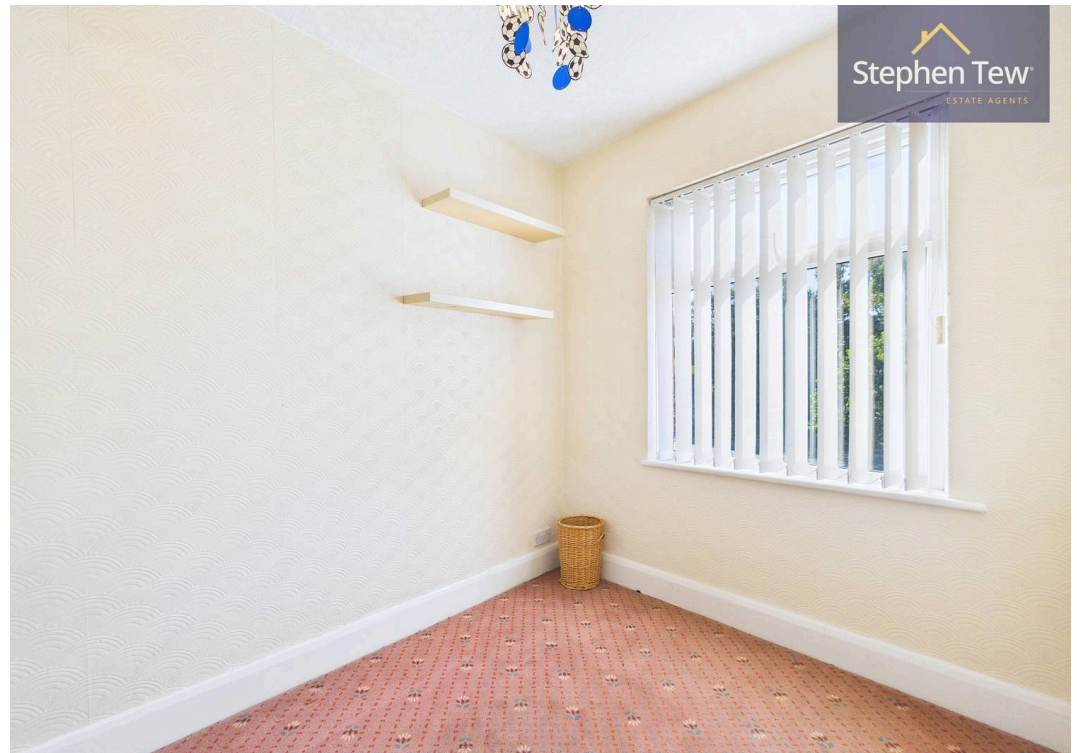
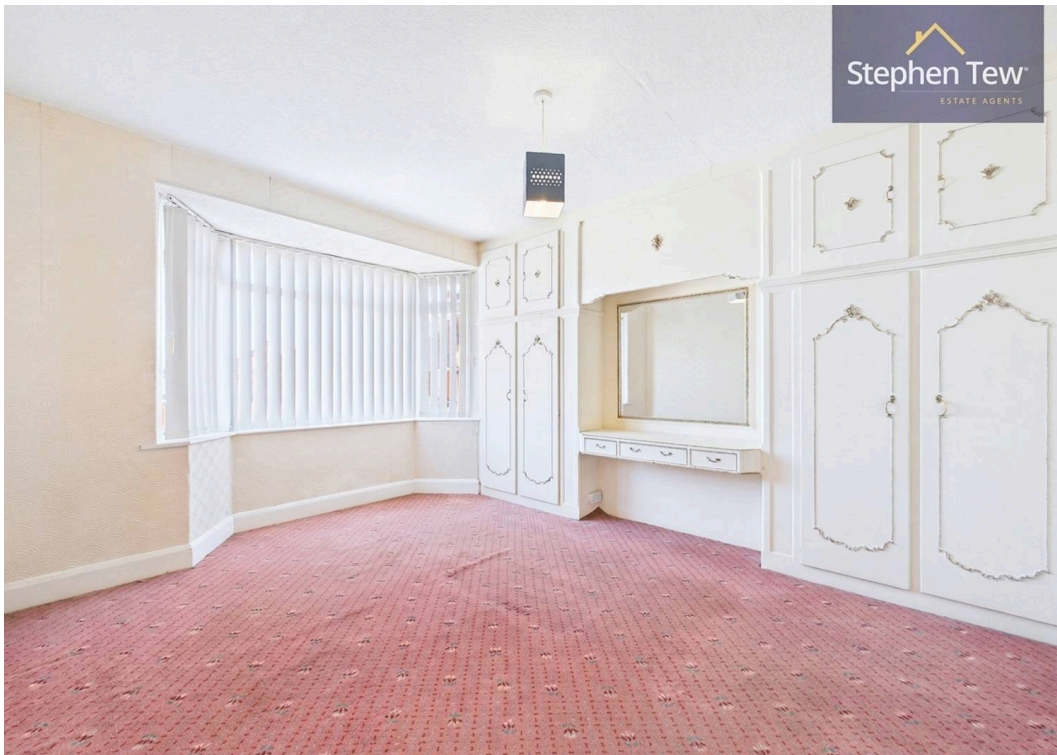
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FRONT GARDEN

REAR GARDEN

DRIVEWAY

1 Parking Space

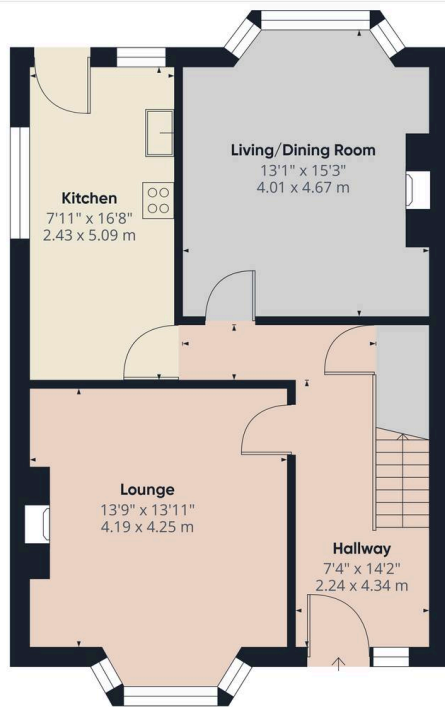
OFF STREET

2 Parking Spaces

GARAGE

Single Garage





Floor 1 Building 1

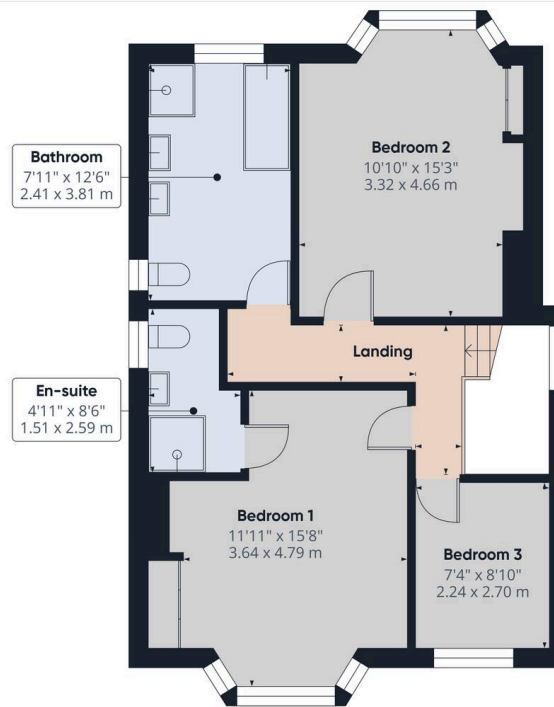


Approximate total area⁽¹⁾
669 ft²
62.2 m²

(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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Floor 2 Building 1



Approximate total area⁽¹⁾
609 ft²
56.5 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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