



Stephen Tew

ESTATE AGENTS



Squires Gate Lane, Blackpool

Offers Over £140,000

117a Squires Gate Lane

Blackpool, Blackpool

This 3 bedroom mid-terraced property is a fantastic opportunity for anyone looking for a wonderful family home close to local amenities and within a short distance to the promenade. With no chain, it offers a hassle-free move for those eager to settle into a new property.

Inside, you are greeted by a South facing sun room and open plan lounge/diner with patio doors leading onto the garden and fitted kitchen with integrated appliances. Upstairs there are three good sized bedrooms, with the main bedroom boasting a south facing balcony, offering a peaceful space to relax. The property also benefits from a utility room, providing convenience and practicality.

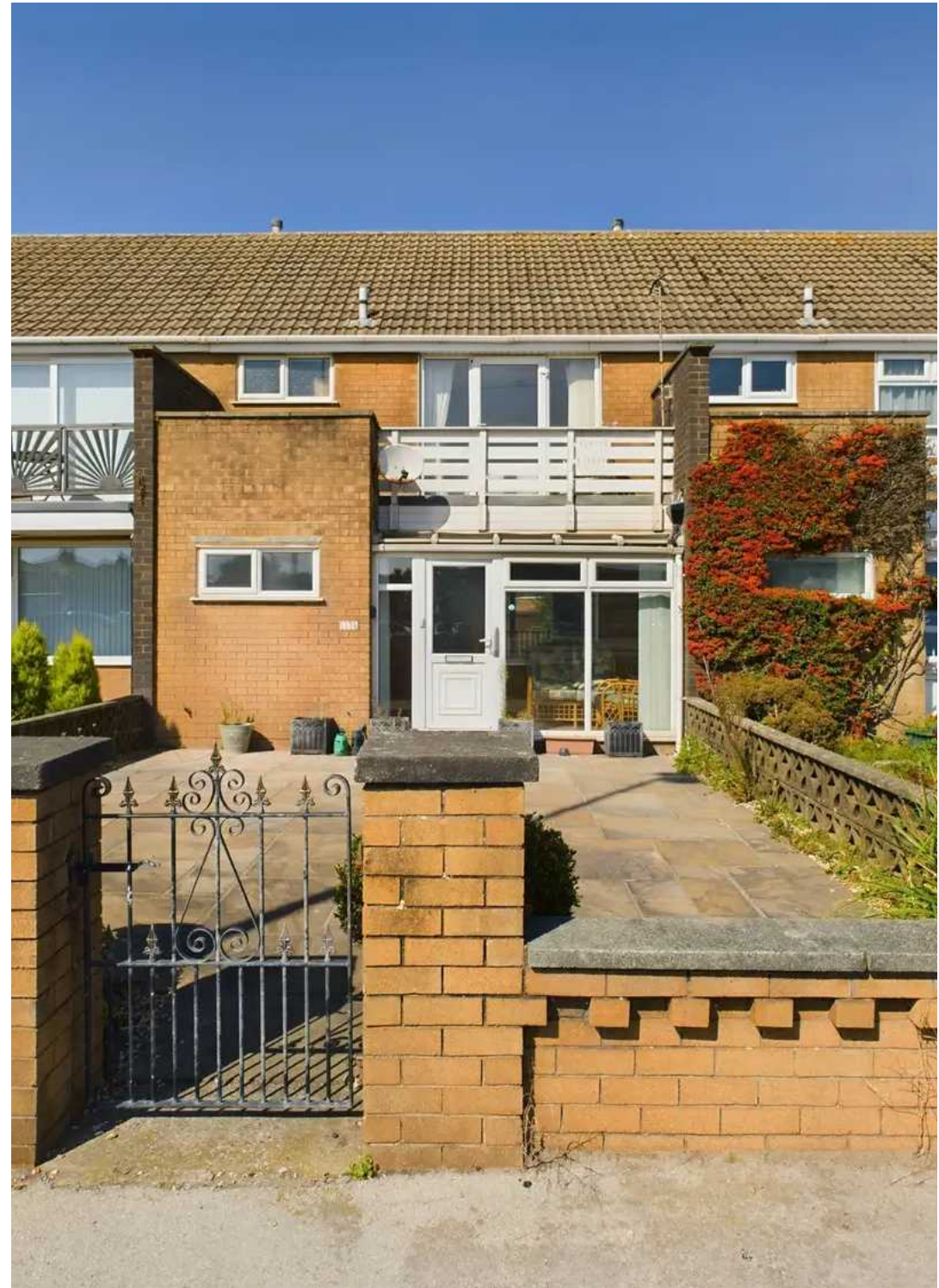
Step outside and you will find a well maintained paved garden to the front of the property, basking in the warmth of the south-facing aspect. The perfect spot for enjoying the outdoor space in the sun. To the rear, a delightful north-facing garden awaits, complete with a wooden decking area leading down onto a lawned area. There is also a wooden shed, ideal for storing garden equipment. A gate conveniently provides access to the rear of the property. The property also boasts a garage, ideal for parking or additional storage space.

Don't miss the opportunity to purchase this delightful home. Viewing is highly recommended to appreciate the potential this property has to offer.

Council Tax band: C

Tenure: Freehold

- No Chain
- Garage
- South Facing Balcony
- Utility Room





Sun Room

5' 9" x 11' 7" (1.74m x 3.53m)

Sun room to the front of the property. South facing with uPVC double glazed windows.

Entrance vestibule

2' 11" x 7' 1" (0.89m x 2.15m)

Entrance vestibule with storage cupboard and access to GF WC.

Wc

2' 7" x 6' 8" (0.80m x 2.03m)

Ground floor WC with wash basin, uPVC double glazed opaque window.

Hallway

14' 1" x 6' 9" (4.30m x 2.06m)

Access to under stairs storage.

Lounge/Diner

23' 9" x 11' 11" (7.24m x 3.62m)

Open plan lounge/diner. Large window to the front elevation, radiators, electric fire with marble hearth and wooden surround, cornice style ceiling and uPVC double glazed sliding patio doors to the rear leading onto access the garden.

Kitchen

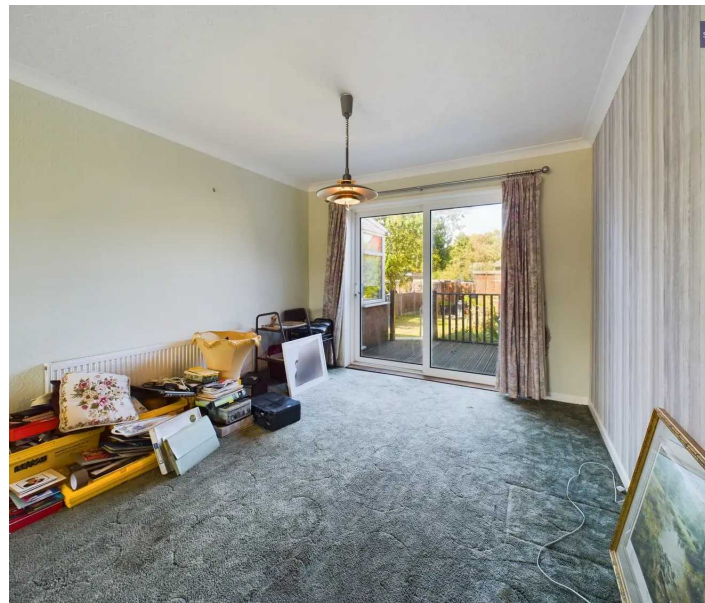
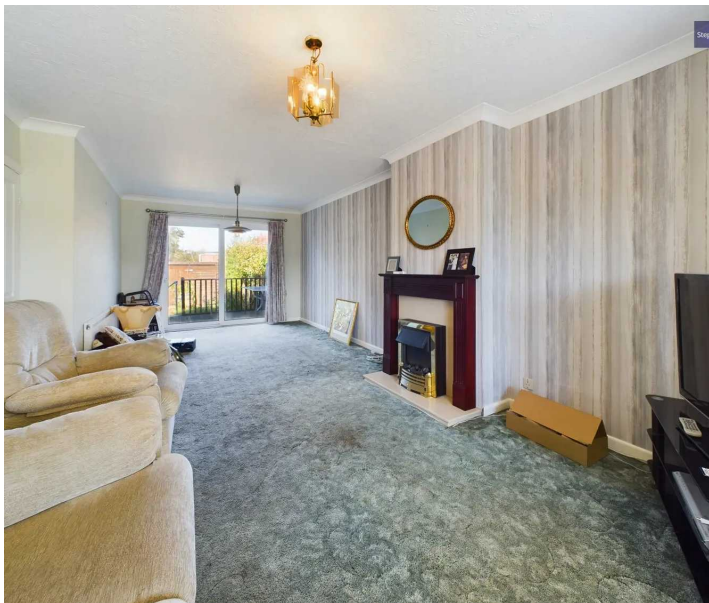
9' 7" x 8' 0" (2.92m x 2.43m)

Matching range of base and wall units with fitted worktops. Integrated double oven, four ring hob with extractor hood and stainless steel sink with draining board. Window to the rear elevation and door leading onto the utility room.

Utility Room

6' 2" x 8' 8" (1.87m x 2.63m)

Leading off from the kitchen. UPVC double glazed windows and door. Storage cupboards.





Landing

8' 8" x 4' 0" (2.65m x 1.21m)

Bedroom 1

10' 8" x 11' 11" (3.24m x 3.64m)

Fitted wardrobes with chest of drawers, radiator and double glazed patio doors to the front leading onto the south facing balcony.

Bedroom 2

12' 10" x 10' 6" (3.92m x 3.20m)

Fitted wardrobes with vanity desk and mirror, radiator and uPVC double glazed window to the rear elevation.

Bedroom 3

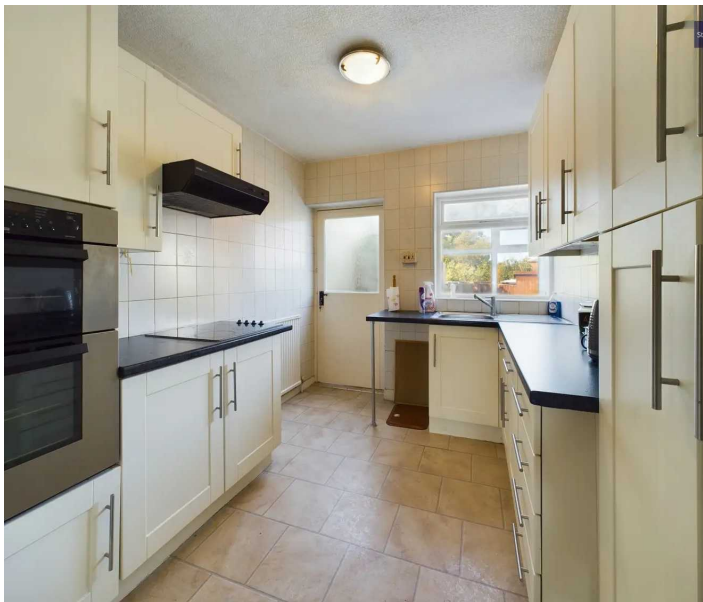
8' 11" x 8' 0" (2.71m x 2.45m)

UPVC double glazed window to the rear elevation, radiator and fitted wardrobes.

Bathroom

5' 6" x 6' 9" (1.68m x 2.06m)

Three piece suite comprising of low flush WC, wash basin and panelled bath with overhead shower attachment. UPVC double glazed opaque window and heated towel rail.







FRONT GARDEN

Paved south facing garden to the front.

REAR GARDEN

North facing garden to the rear with wooden decking area leading down onto a lawned area with wooden shed. Gate for access to the rear.

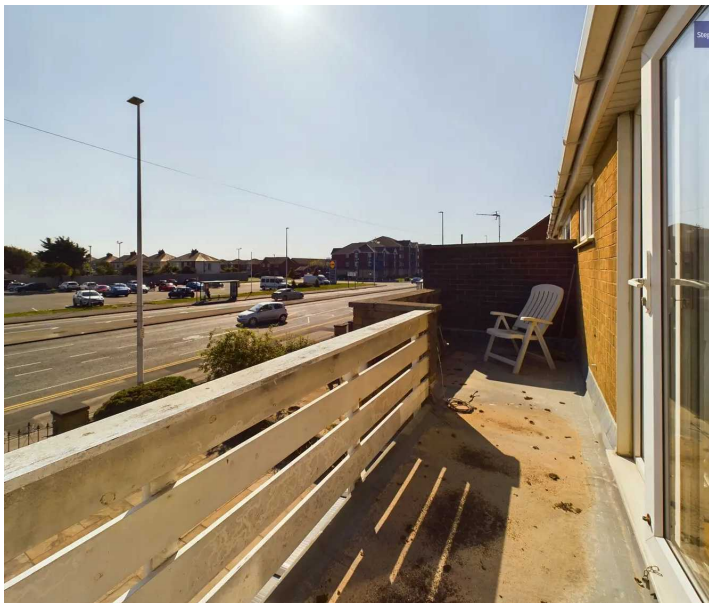
BALCONY

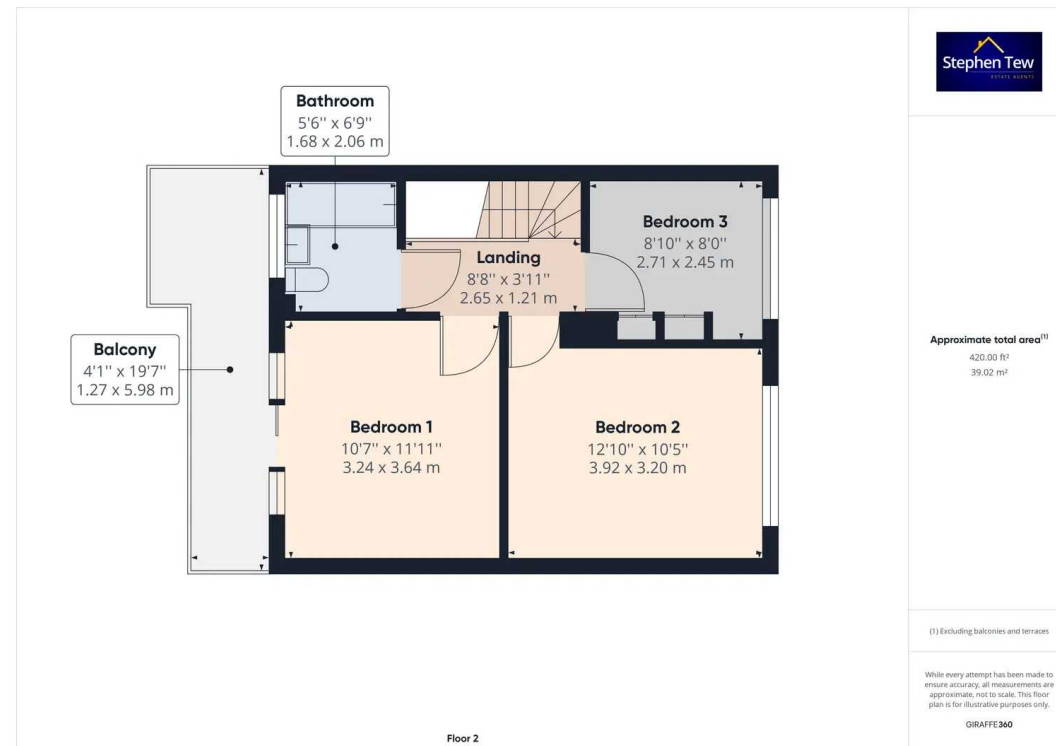
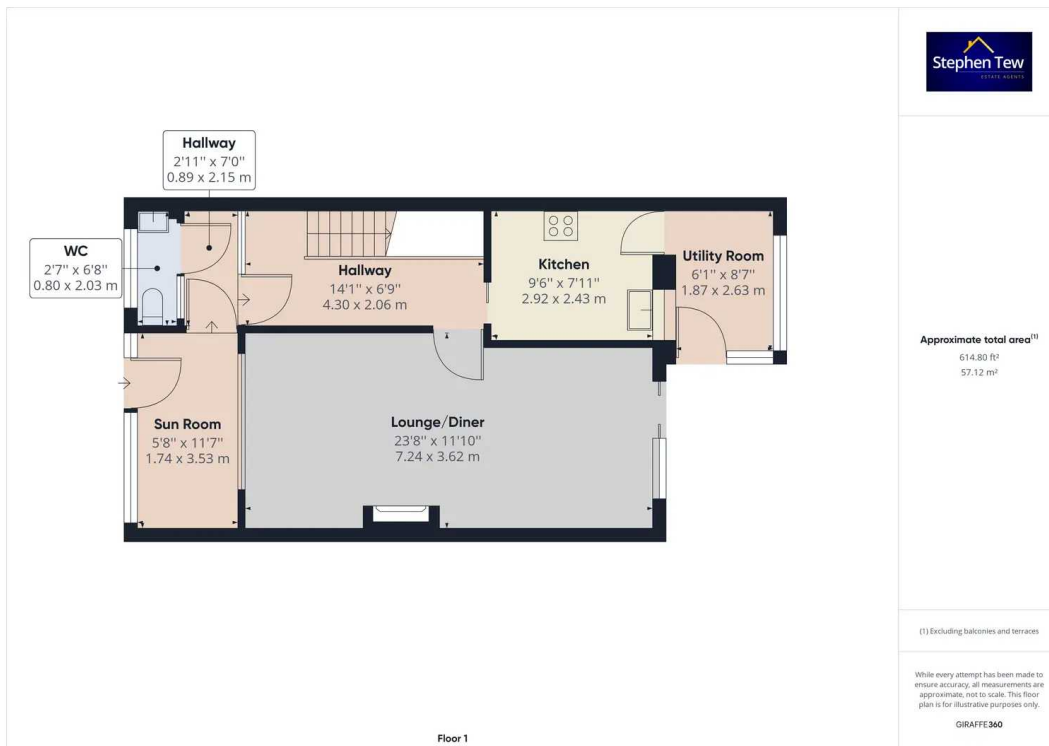
19' 7" x 4' 2" (5.98m x 1.27m)

South facing balcony leading off from the main bedroom at the front of the property.

GARAGE

Single Garage







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