



Squires Gate Lane, Blackpool, FY4 2QQ

Price: £124,950

EPC PENDING

- Well Presented Three Bedroom Semi Detached House
- Double Glazed And Gas Central Heated
- Two Receptions, Four Piece Bathroom Suite
- Gardens To Front And Rear
- Ideal Family Home, Close To Local Schools
- Viewing Recommended

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Squires Gate Lane, Blackpool

ENTRANCE HALL

On entrance to the property there is a uPVC door leading into vestibule. Wood door leading into hallway. Meter Cupboard. Stairs to the first floor. Under stair storage cupboard.

LOUNGE

16' 04" x 13' 03" (4.98m x 4.04m)

A spacious lounge with a double glazed bay window to front elevation. Decorative coved ceiling. Gas fire with feature surround. Television point.



DINING ROOM

16' 06" x 11' 06" (5.03m x 3.51m)

A double glazed window to rear elevation. Decorative coved ceiling. Inset feature fire. Television point. Radiator.



KITCHEN

15' 00" x 5' 11" (4.57m x 1.8m)

Kitchen has a range of matching wall and base units. Double glazed window to rear elevation. Part tiled walls. Door leading to the back garden.

LANDING

Loft access.

BEDROOM ONE

16' 04" x 11' 06" (4.98m x 3.51m)

Double glazed window to front elevation. Radiator. Fitted wardrobes.



BEDROOM TWO

13' 09" x 11' 00" (4.19m x 3.35m)

Spacious bedroom with double glazed window to the rear. Radiator.



BEDROOM THREE

7' 04" x 6' 07" (2.24m x 2.01m)

Double glazed to the front. Laminate flooring.



BATHROOM

A four piece bathroom suite comprising of a panelled bath. Wash hand basin and low flush WC in vanity unit. Spotlights. Double glazed to the rear. Radiator.

EXTERNALLY

To the rear of the property there is a generous sized garden with laid to lawn grass. Part flagged. Fenced enclosure. Outbuilding.

The front is low maintenance with a wall enclosure and gated access.

*** AN IDEAL FIRST TIME BUYER HOUSE AND FAMILY HOME **

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GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

| Valuation Band | Council Tax 2012/13 | Council Tax 2013/14 | Council Tax 2014/15 |
|----------------|---------------------|---------------------|---------------------|
| A | £1013.11 | £1015.05 | £1017.07 |
| B | £1181.97 | £1184.22 | £1186.59 |
| C | £1350.82 | £1353.40 | £1356.10 |
| D | £1519.67 | £1522.57 | £1525.61 |
| E | £1857.37 | £1860.92 | £1864.63 |
| F | £2195.08 | £2199.27 | £2203.66 |
| G | £2532.78 | £2537.62 | £2542.68 |
| H | £3039.34 | £3045.14 | £3051.22 |

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

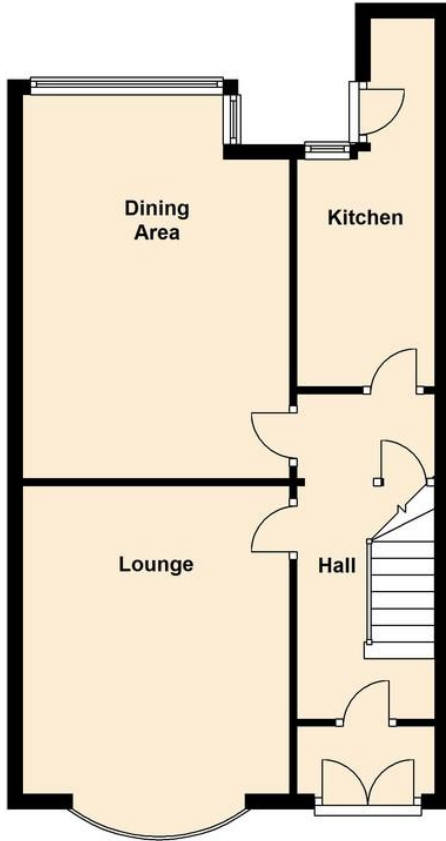
22/04/2016



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Ground Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.9 sq. feet)

