



263 Squires Gate Lane , , Blackpool, FY4 3RE

Price: £265,000

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- A Sensational Three Bedroom Semi Detached Home
- Situated On A Corner Plot
- Uniquely Designed Over A Number Of Years
- Three Ensuite Bedrooms & 4 Toilets
- Close To Local Schools And Supermarkets
- Landscaped Gardens
- Off Road Parking & Garage
- Viewing Recommended

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INTRODUCTION

Tiger Sales are delighted to showcase this wonderful and unique three bedroom semi detached family home which is being sold with no onward chain delay.

Positioned in a very popular area and within walking distance to local supermarkets, schools and transportation links. Uniquely designed over a number of years and ready for its next owners to enjoy.

The ground floor comprises of a spacious lounge with log burning stove, a beautiful open plan kitchen / dining area with separate utility space with plenty of storage leading to a spacious summer house with bar and access to the garden.

The first floor has three bedrooms all with ensuite facility. A focal point would be the master bedroom which has a sliding glass door to a full size bathroom consisting of a freestanding roll top bath, walk-in in shower with glass screen, wash hand basin and low flush WC. There is also a fixed staircase leading to loft room which has been fully boarded and ideal for storage.

Externally the property sits on a corner plot so benefits from front, side and rear. Landscaped to the front and side with laid to lawn grass, Indian Stone flagging and a range of planted borders. Off road parking to the side and access to the single garage.

Measurements

Lounge - 4.70m x 4.26m
Kitchen - 3.95m x 4.26m
Utility - 2.89m x 2.13m
Summer House - 5.71m x 3.02m

Bedroom One - 4.55m x 3.83m
Bedroom Two - 4.00m x 3.97m
Bedroom Three - 3.01m x 2.16m

Loft Room - 4.54m x 4.00m

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band ""

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.



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Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

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.

08/01/2024



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