

Westgate Road,

Lytham St. Annes

Offers Over £210,000

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Lytham St. Annes

Nestled within a sought-after location, this charming 3 Bedroom Semi-Detached House offers a seamless blend of style and functionality, presenting a prime opportunity for those seeking a comfortable family home. Boasting a no onward chain status, this property comprises a spacious interior with a welcoming hallway, open plan lounge/dining room, well-equipped kitchen, sunroom, and a convenient ground floor shower room/utility. The first floor features a landing leading to three generously sized bedrooms and a three-piece suite family bathroom.

The outside space of this residence seamlessly combines practicality with outdoor enjoyment, featuring a front garden laid to lawn and gravelled area with driveway, offering ample parking space. To the rear, a spacious enclosed paved garden provides a low-maintenance hub for outdoor activities, complemented by a gravelled area and convenient access to the garage. Perfectly balancing convenience and comfort, this property presents a rare opportunity to embrace a tranquil lifestyle within a vibrant community.

Council Tax band: C

Tenure: Leasehold

- No Onward Chain
- Spacious 3 Bedroom Semi-Detached
- Hallway, Open Plan Lounge/Dining Room, Kitchen, Sunroom and GF Shower Room/Utility
- Landing, 3 Bedrooms, 3 Piece Suite Family Bathroom
- Large Enclosed Garden, Garage, Off Road Parking



**Hallway**

14' 6" x 6' 9" (4.42m x 2.07m)

Lounge/Dining Room

27' 5" x 10' 11" (8.35m x 3.33m)

Kitchen

9' 7" x 9' 11" (2.93m x 3.03m)

Sunroom

12' 11" x 7' 3" (3.93m x 2.22m)

GF Shower Room/Utility

10' 0" x 7' 7" (3.05m x 2.30m)

Landing

8' 0" x 2' 10" (2.44m x 0.87m)

Bedroom 1

13' 5" x 11' 9" (4.09m x 3.59m)

Bedroom 2

11' 11" x 10' 11" (3.64m x 3.32m)

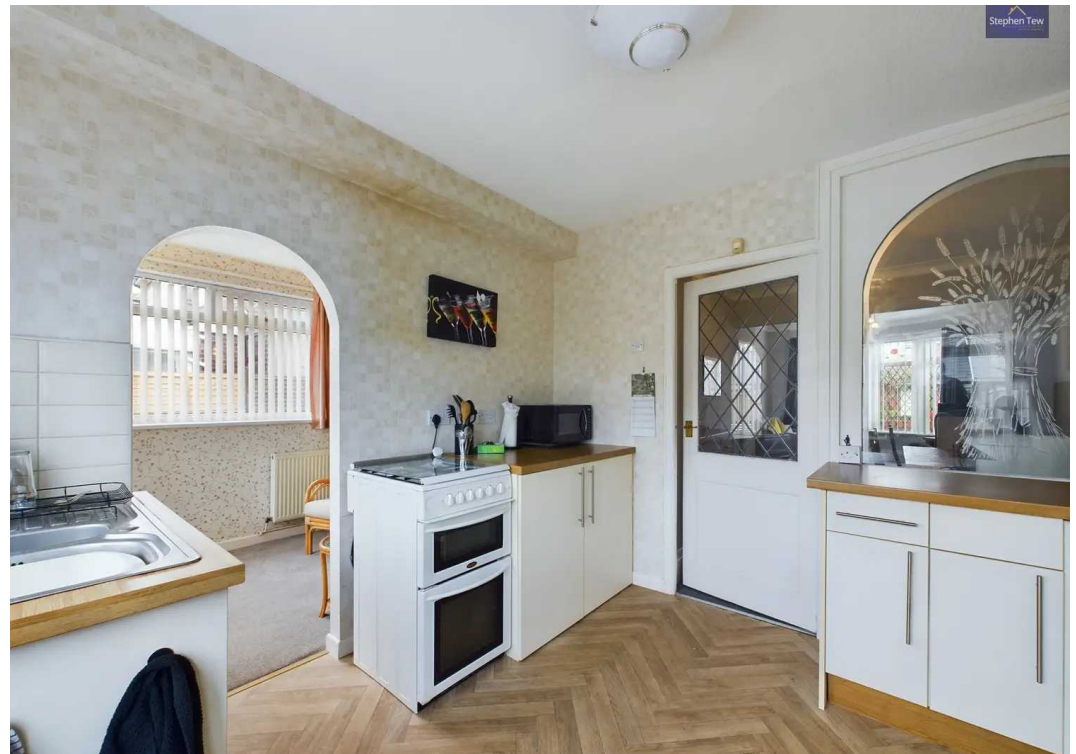
Bedroom 3

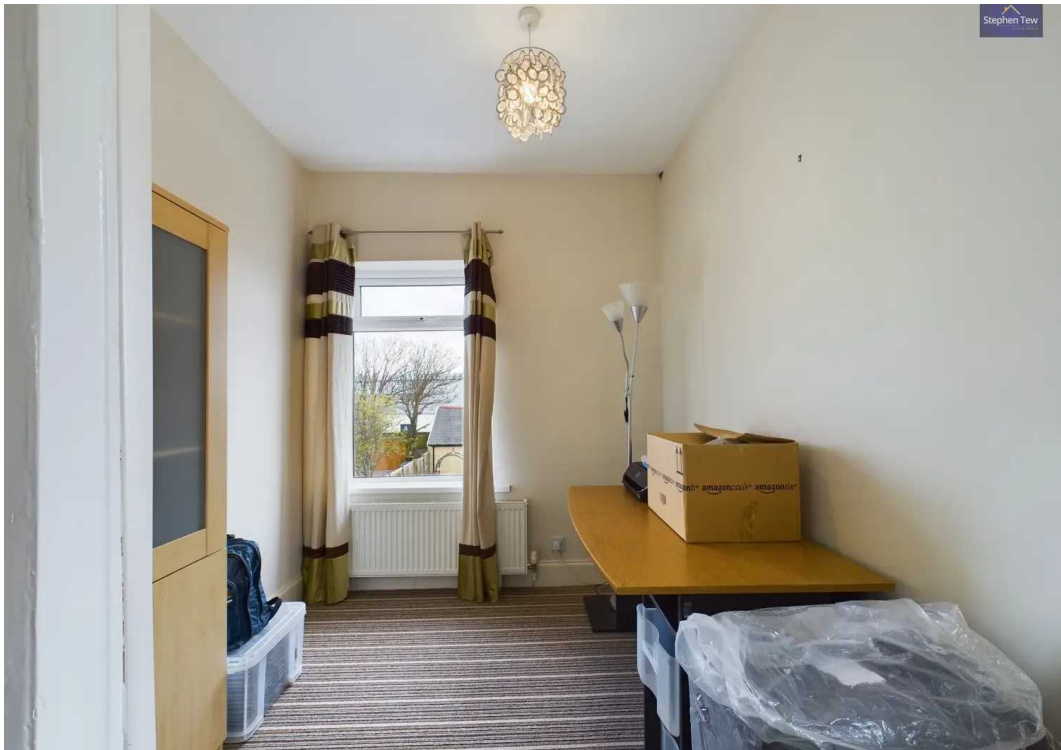
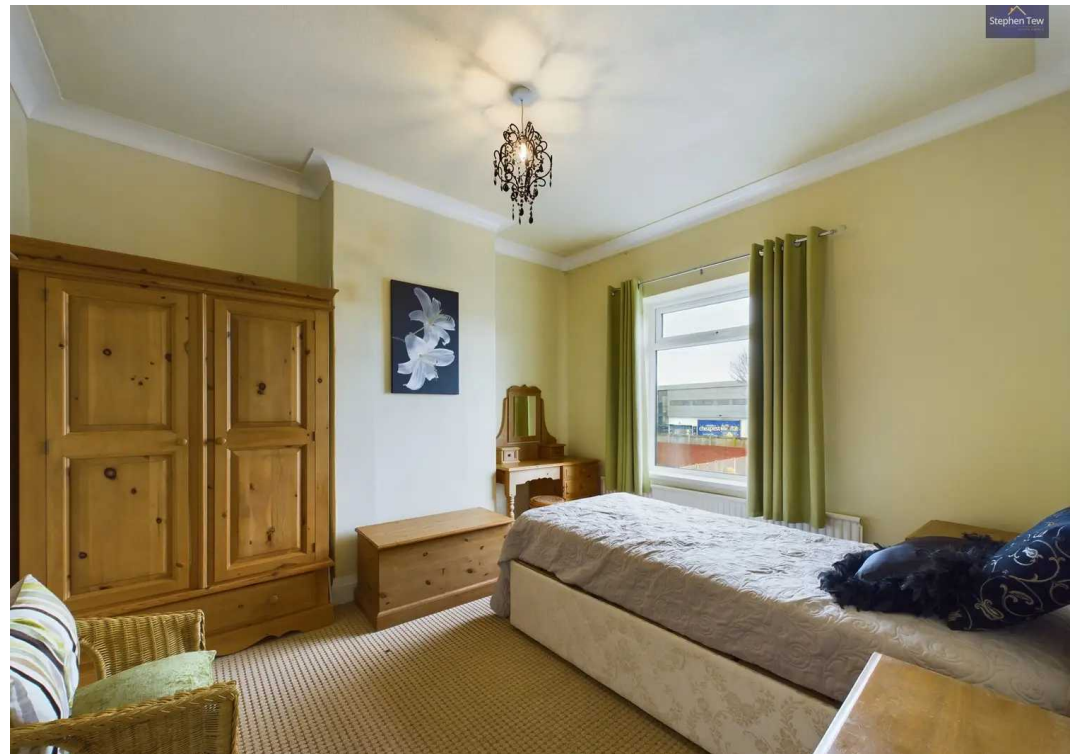
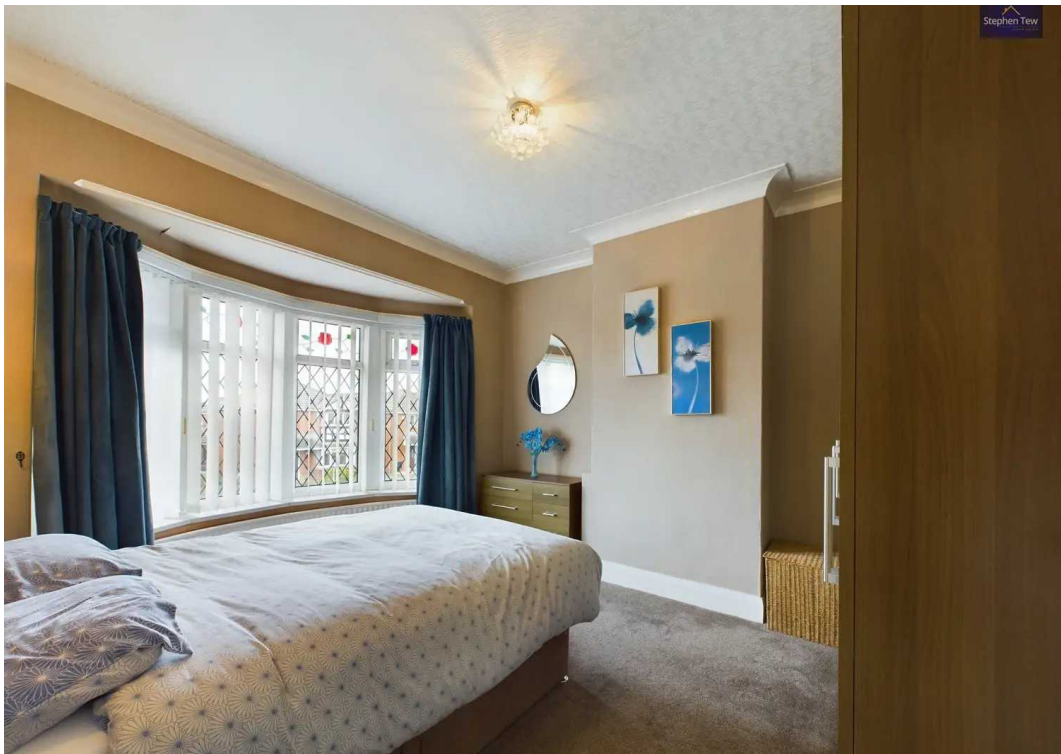
10' 6" x 7' 7" (3.21m x 2.31m)

Bathroom

8' 6" x 6' 6" (2.59m x 1.98m)









FRONT GARDEN

Laid to lawn and gravelled area to the front with driveway

REAR GARDEN

Large enclosed paved garden to the rear with gravelled area and access to the garage.

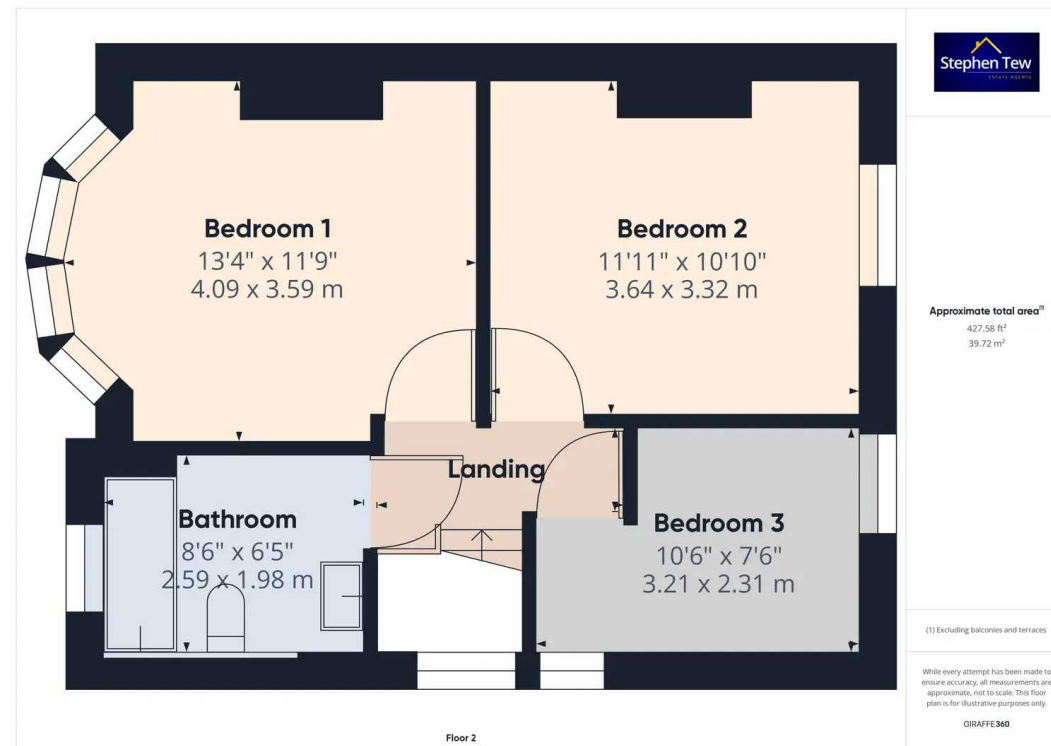
DOUBLE GARAGE

OFF STREET

SECURE GATED

DRIVEWAY







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