

**Westgate Road,**

**Lytham St. Annes**

Offers Over **£210,000**

# Westgate Road

## 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**

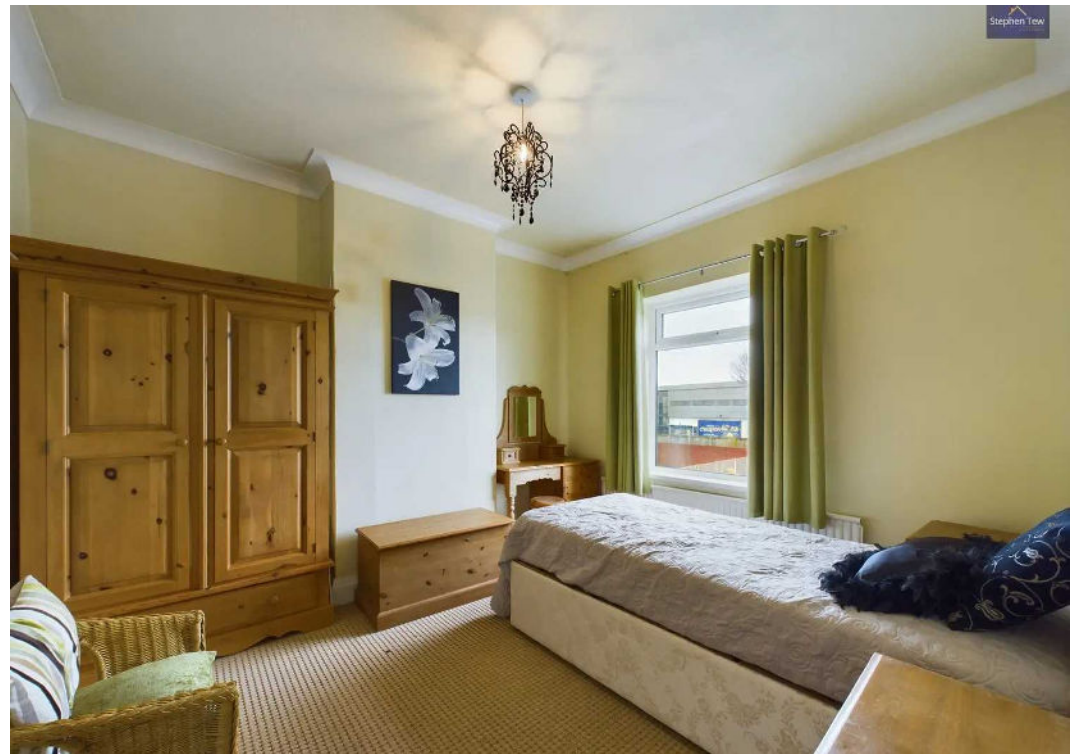
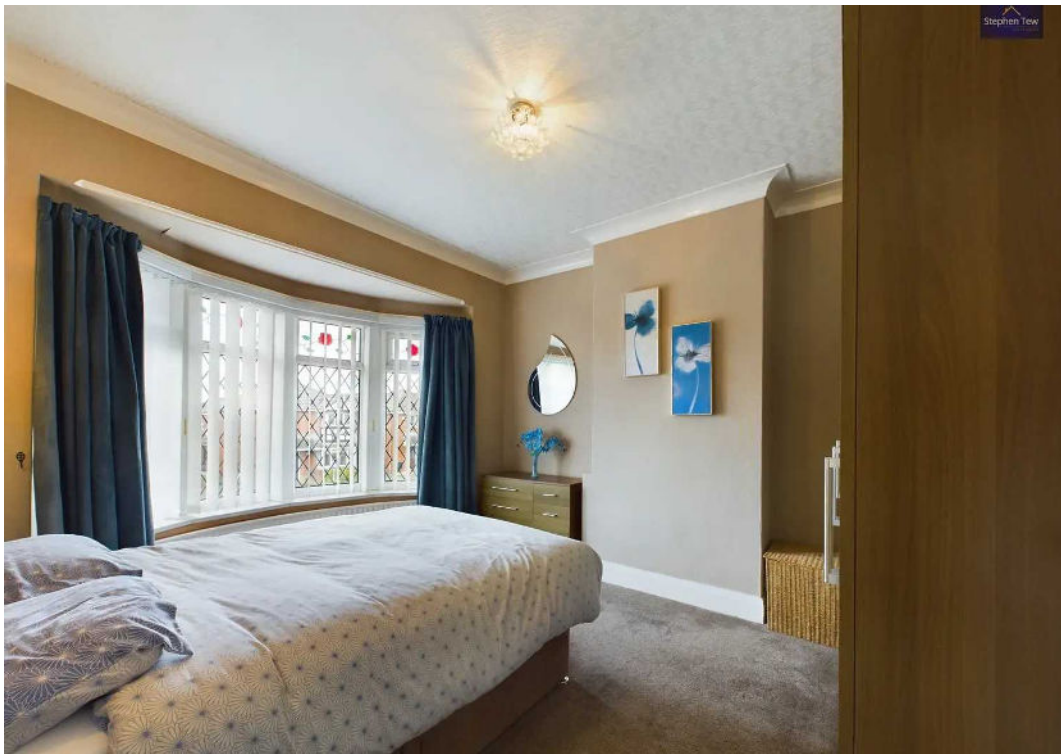
10' 6" x 7' 7" (3.21m x 2.31m)

**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.

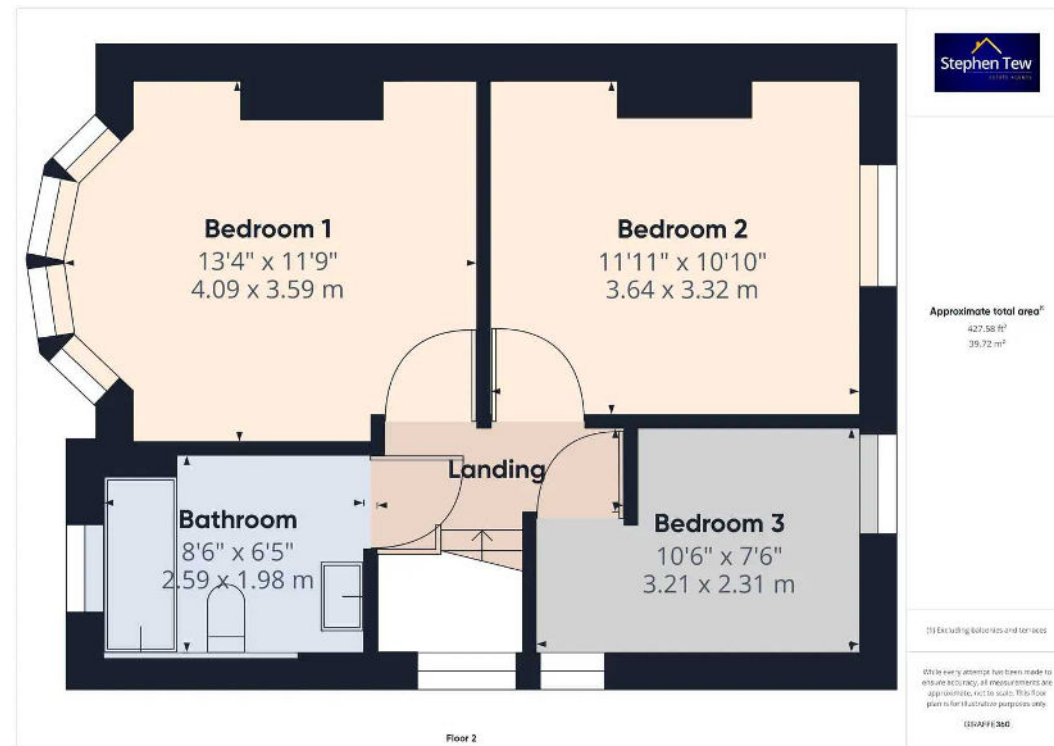
#### **DOUBLE GARAGE**

#### **OFF STREET**

#### **SECURE GATED**

#### **DRIVEWAY**







## Stephen Tew Estate Agents

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