



52 Westgate Road, Lytham St. Annes

Lytham St. Annes

Offers Over £335,000

52 Westgate Road

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Introducing an exquisite Extended Semi Detached House, nestled elegantly within a sought-after cul-de-sac just off Squires Gate Lane, with open views to the side and rear.

Stepping through the Entrance Porch, a spacious Hallway beckons you deeper into the home's inviting embrace, revealing a sequence of meticulously curated living spaces, including a sumptuous Lounge, a formal Dining Room, a Sun Lounge bathed in natural light, a sleek Fitted Kitchen boasting French doors that open to reveal the serenity of the garden beyond, and a convenient Utility Room.

Ascending the staircase, discover a haven of tranquillity with 4 generously proportioned Bedrooms, each thoughtfully appointed to provide comfort and relaxation. The Master Bedroom distinguishes itself with its own charming Balcony, offering sweeping panoramic views that elevate the concept of leisurely repose. Supplementing the upper level is a Loft Room of versatility, accompanied by an adjoining Play Room destined to inspire creativity and play.

Completing the residence's allure are amenities designed to cater to the needs of modern living, including a luxuriously appointed Family Bathroom, Gas Central Heating, and uPVC Double Glazing that enfolds the home in warmth and security.

Outside, the allure of the property continues to enchant, unveiling Off Road Parking, a Driveway leading to the Integral Garage, and an Enclosed West Facing Rear Garden where moments of relaxation and convivial gatherings become magical against the backdrop of infinite open views.

Without a doubt, a viewing of this eminent property is essential to fully grasp the scope of opulence and comfort it affords. Prepare to be captivated by the seamless fusion of practicality and beauty that awaits within, a true embodiment of refined living at its finest.

Council Tax band: C

Tenure: Leasehold

- Extended Semi Detached House situated in a popular cul-de-sac situated just





Entrance Porch

2' 4" x 6' 0" (0.70m x 1.83m)

Hallway

15' 5" x 6' 11" (4.70m x 2.10m)

WC

Living / Dining Room

26' 2" x 11' 11" (7.97m x 3.63m)

Sun Lounge / Study

8' 10" x 10' 9" (2.68m x 3.28m)

Utility Room

9' 1" x 6' 11" (2.77m x 2.10m)

Utility Area

8' 4" x 7' 6" (2.54m x 2.28m)

Kitchen

14' 0" x 14' 7" (4.27m x 4.45m)

Landing

Bedroom 1

10' 4" x 16' 2" (3.14m x 4.93m)

Balcony

11' 2" x 15' 9" (3.41m x 4.81m)

Bedroom 2

12' 0" x 12' 0" (3.65m x 3.66m)

Bedroom 3

10' 11" x 12' 0" (3.33m x 3.65m)

Bedroom 4

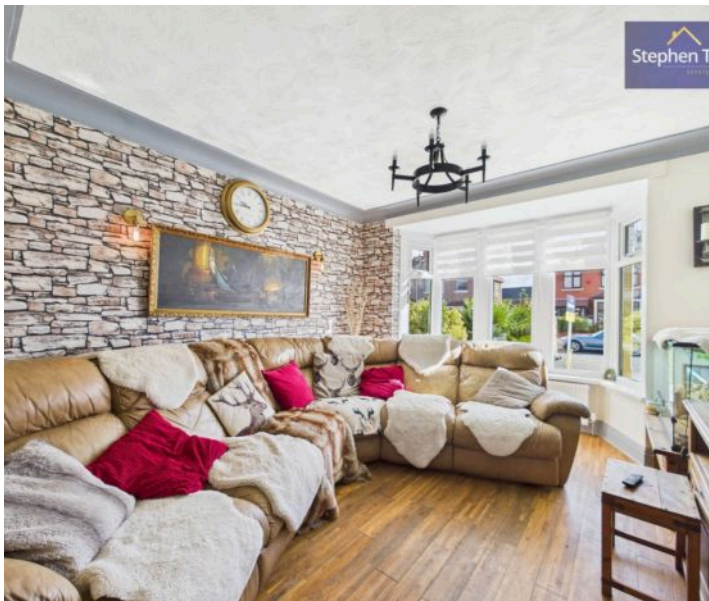
6' 10" x 7' 8" (2.09m x 2.33m)

Bathroom

7' 10" x 7' 8" (2.40m x 2.34m)

Garage

15' 9" x 14' 8" (4.80m x 4.46m)





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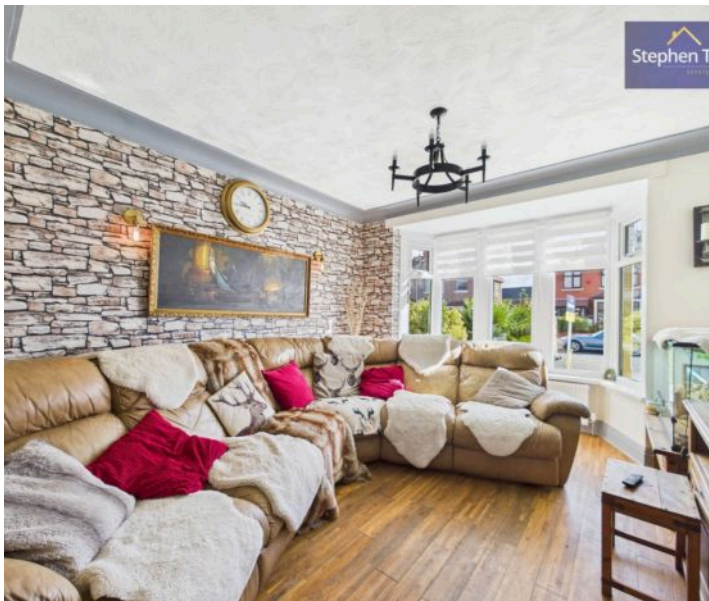
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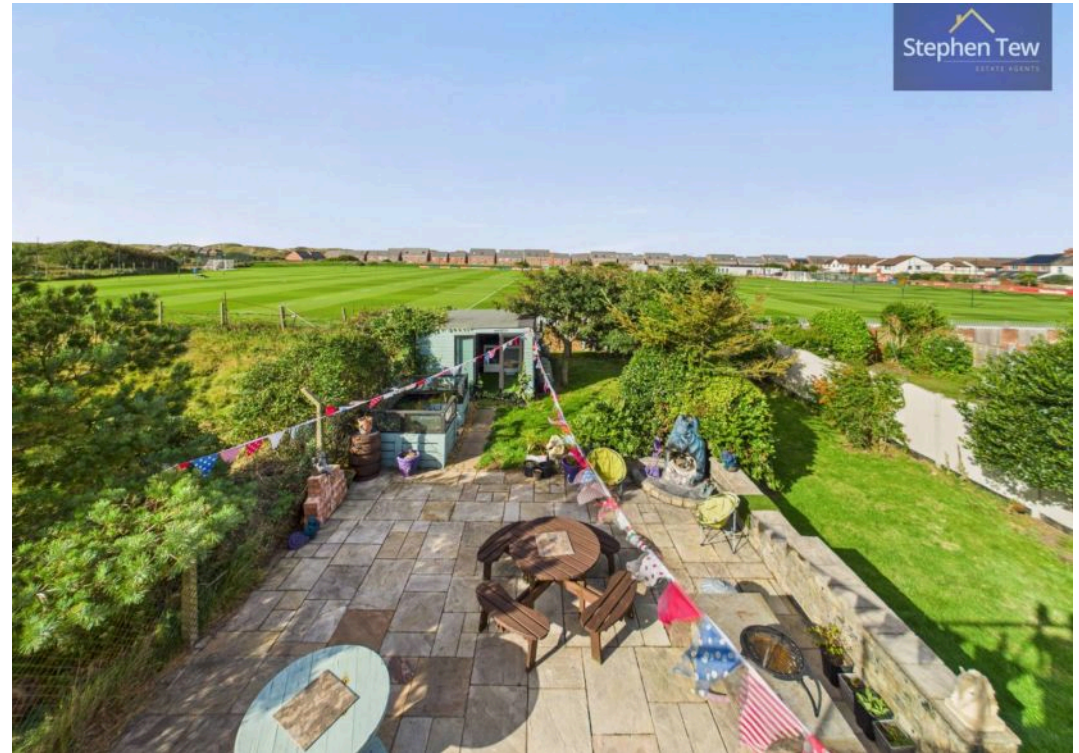
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FRONT GARDEN

REAR GARDEN

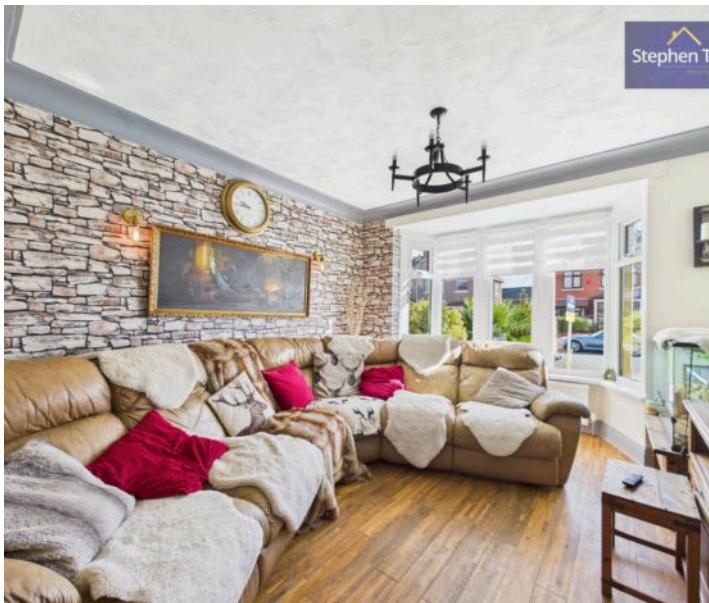
OFF STREET

3 Parking Spaces

DRIVEWAY

DOUBLE GARAGE

1 Parking Space





Floor 1



Approximate total area⁽¹⁾
1081 ft²
100.5 m²

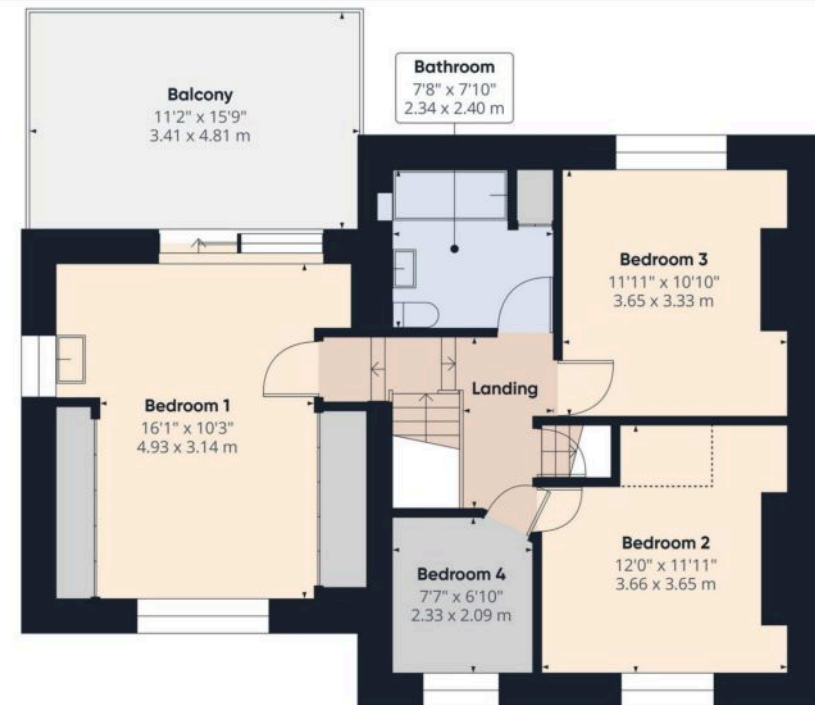
Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



Floor 2



Approximate total area⁽¹⁾
655 ft²
60.8 m²

Balconies and terraces
174 ft²
16.2 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft / 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



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