

HOUSECLUB
ESTATE AGENCY

15 Hampsfell Drive, Morecambe, LA4 4TT

£175,000









The accommodation
The bungalow is accessible from the front elevation through a glazed porch which offers access into a spacious yet cosy lounge. The hallway offers access into two bedrooms and the three piece family bathroom which comprises a panel bath with overhead fitted shower, a low flush WC and a pedestal wash hand basin. The ground floor is completed by a conservatory and a fitted kitchen with wall and base units with laminate work top surfaces, a single sink and drainer, a gas cooker point and ceiling down lighting. The first floor is accessible via a fitted staircase and hosts a large versatile studio space with lots of eaves storage available.

Lets look outside
Outside, the property has lawned frontage and a Tarmacadam driveway for two vehicles leading to the garage which has an up and over door, power and light. The rear has an enclosed garden mostly laid to lawn but with patio borders which offers space for the family with minimal maintenance.

The location
Located just south of Morecambe's beautiful seafront, Westgate is a well-connected and popular residential area offering a great balance of convenience, community, and coastal living. With a wide range of local amenities, excellent transport links, and easy access to both Morecambe Bay and Lancaster, Westgate is an ideal place for families, professionals, and retirees alike. Westgate benefits from a host of local shops, supermarkets, cafés, and pubs, as well as several highly regarded schools and recreational facilities. The nearby Bay Gateway provides quick connections to the M6 motorway, making travel across Lancashire and beyond simple and efficient. Morecambe's town centre and promenade are only a few minutes away, offering stunning bay views, leisure attractions, and the promise of the exciting Eden Project Morecambe development. For commuters and those seeking easy access to larger towns and cities, Lancaster is just a short drive or bus ride away, offering a wealth of shopping, culture, and a direct Western Coastline rail link to Manchester, Preston, and further afield.

The situation
The property is offered for sale with no chain and full vacant possession.

Services
The property is electric heating with mains electricity, mains water and drainage.

Tenure
The property is Freehold with a title number of LA737093.

Council Tax
Band B via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate
Rated E with an expiry of May 2031. A full copy is available if required by contacting our sales office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

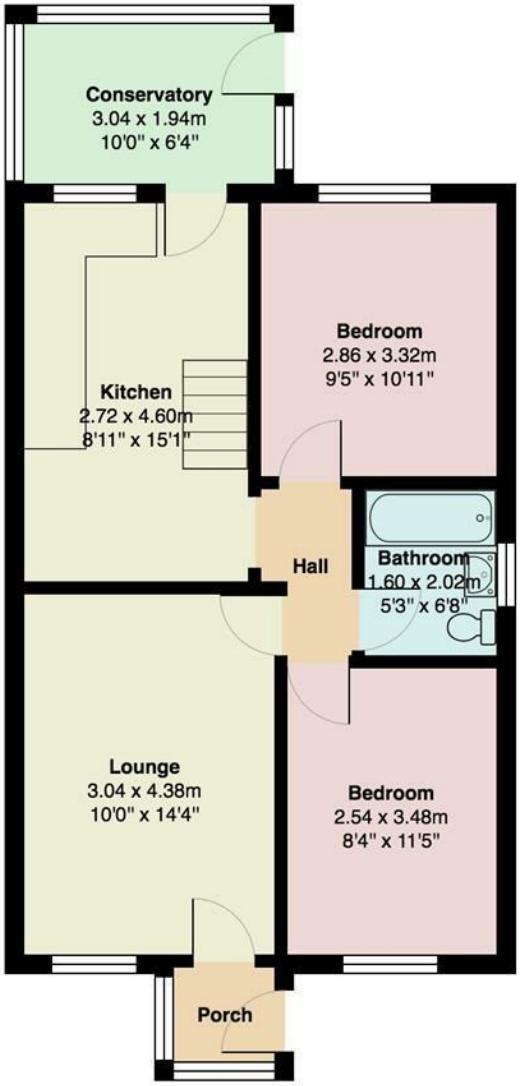


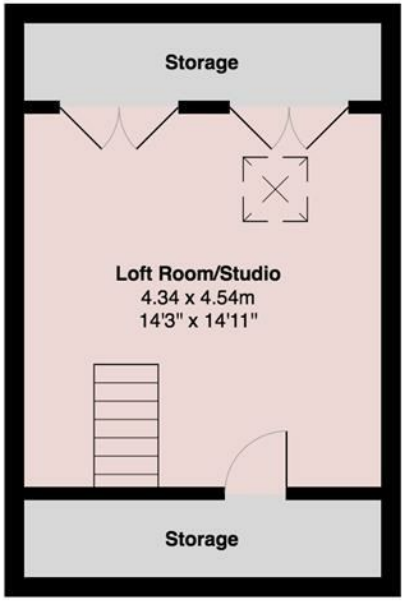


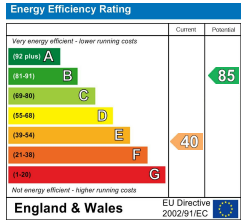












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