









## Inside The Home

Step inside this semi-detached bungalow and you'll immediately see the potential to create a beautiful home, in a desirable location. The layout offers generous proportions throughout, with plenty of scope to modernise and design each space to your own taste. The lounge provides a comfortable reception room with space for relaxation and everyday living. The kitchen sits to the rear with plenty of cooking space and cupboards for storage. With the right vision, it could become a truly sociable hub of the home. Leading from the kitchen, the conservatory adds another versatile living area, a lovely spot to enjoy the sunshine, read a book, or look out onto the garden beyond. It's an inviting extension of the indoor space that brings the outdoors in. There are two bedrooms, both well-proportioned, ready for updating and personal touches. The bathroom has been modernised, it features a free standing bath, a corner shower with a sink and toilet. Throughout, this bungalow offers fantastic potential, a solid foundation with spacious rooms and a flexible layout, just waiting for someone to transform it into a stylish and comfortable home.

## Let's Take A Closer Look At The Area

Located in Westgate area of Morecambe, this true bungalow provides purchasers with a plethora of shops including two national supermarkets, local convince shops, public houses and eateries, all within walking distance. For those who commute, the Bay Gateway is located an approximate 5 minute driveway, providing access to the M6 motorway in approximately 15 minutes. For those who don't drive, local bus services provides access in and around the area meaning this property is certainly well connected. For young families, highly regarded primary and secondary schools lie close by, as well as the breath-taking Morecambe Bay promenade, perfect for seaside strolls where views towards the Lakeland Fells can be admired.

## Let's Step Outside

The property boasts a two vehicle driveway, garage, front and rear gardens secured by brick and fencing. The front garden is paved with a planted border, whereas the rear consists of an astro turf area, patio and planted borders which will appeal to buyers who love to spend their time creating a beautiful space, added colour and depth to the gardens.

## Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number:LA850392

## Council Tax Band

This home is Band B under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.

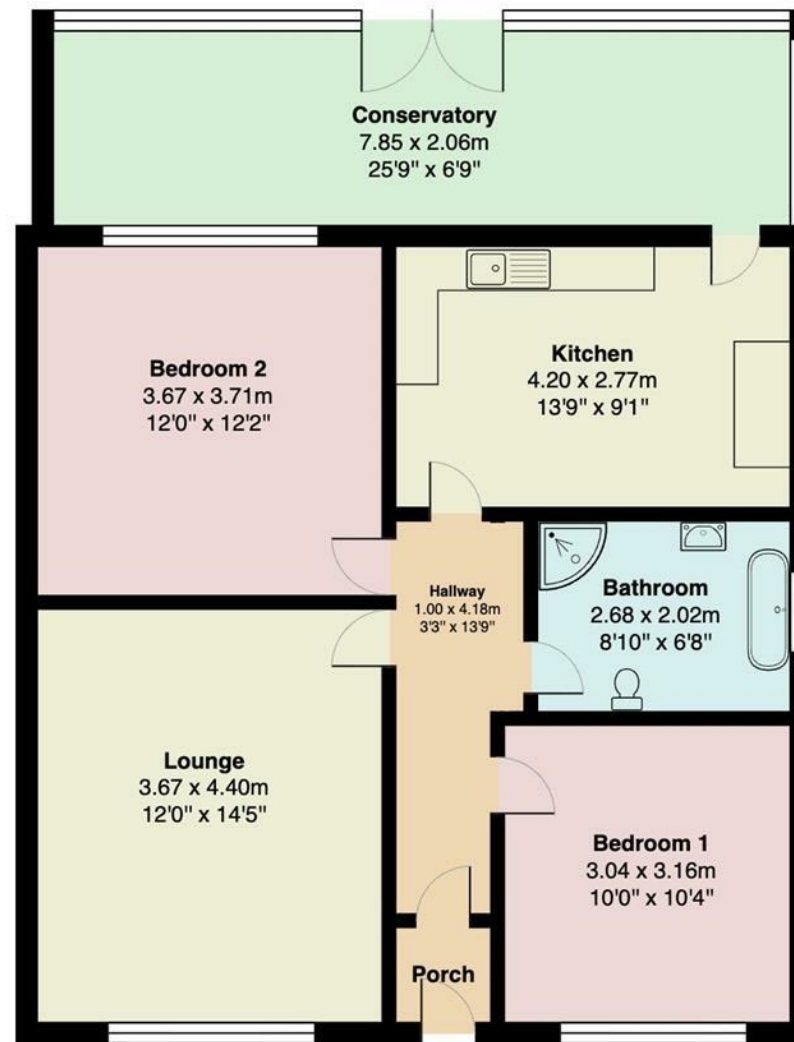












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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