

HOUSECLUB
ESTATE AGENCY

48 Hampsfell Drive, Morecambe, LA4 4TU

£115,000









Inside The Home

A beautifully presented first floor two bedroom apartment, ideally suited to a first-time buyer, couple or investor. The property has been recently decorated throughout and benefits from a modern finish, new carpeting to the lounge and a contemporary kitchen and bathroom. Access is via a double glazed front door leading to a private staircase, with a further internal door opening into the apartment's welcoming hallway. The modern kitchen is positioned to the left and features attractive contemporary décor and tiling, together with a range of integrated appliances including a fridge/freezer and oven. The spacious lounge enjoys a pleasant outlook over the front of the property and the road beyond, providing a comfortable and versatile living space. There are two well-proportioned double bedrooms. The smaller of the two bedrooms offers excellent flexibility and could alternatively be used as a dining room, home office or additional reception space, depending on the purchaser's requirements. Completing the accommodation is a modern three-piece bathroom suite, fitted with a new electric shower.

Overall, this is a well-presented and versatile apartment offering comfortable accommodation with a modern finish throughout.

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

Externally, the property benefits from off-road parking to the front, with the option to park within the garage, together with a front paved garden, providing a useful outdoor area for seating and watching the world go by.

Services

The property is fitted with mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title number:LA647209

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

For more information, please see online or contact our 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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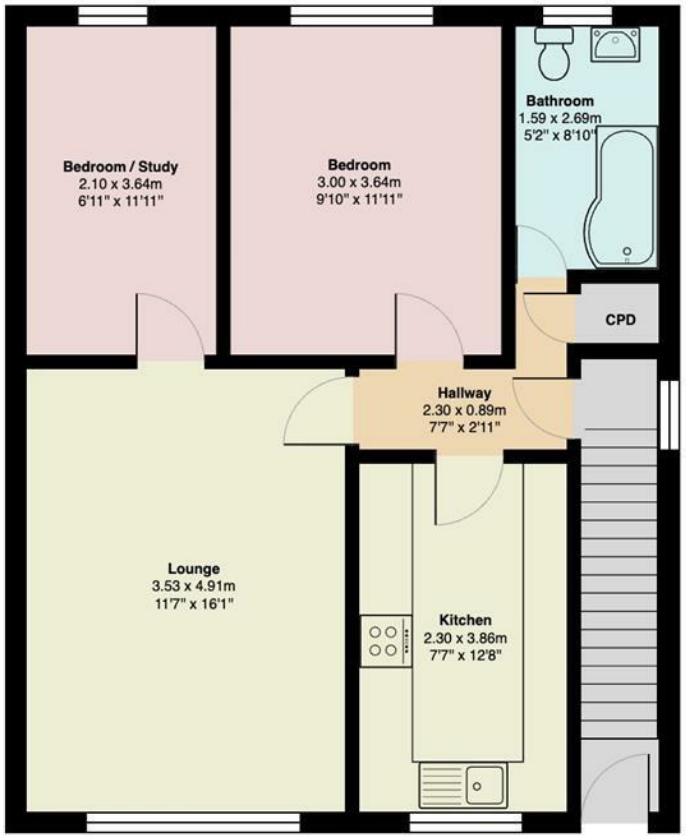

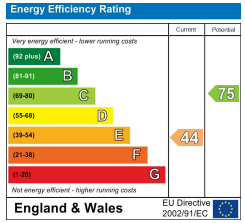

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