





Inside The Home

Entered via a UPVC double glazed door that welcomes you into an Entrance Vestibule. This proceeds into a spacious Entrance Hall with access to the living spaces and Bedrooms. The Living Room sits at the front of the property, With a UPVC double glazed window allowing ample natural light to flow through the home, centred around a decorative fireplace. With two double bedrooms, the master providing access to a generous loft space and the second fitted with a built in wardrobe, this area is completed by a a three piece Bathroom suite, with built in handy storage areas.

A generous Kitchen Diner sits to the rear of the property, fitted with a range of wall and base units with a complementary work top over and appliances which include a four ring electric hob with extractor above and oven below and plumbing for a washing machine. With ample space for a dining table, this provides the perfect area for socialising with family and friends. With a handy built in Pantry and Rear Porch providing space for a fridge freezer and access to the secure rear garden.

With potential to extend into the loft space (subject to planning approval) this home offers a range of purchasers a blank canvas, to create their dream 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

To the front of the property, a low maintenance garden can be

found, with flagged pathways and planted borders. To the side, a private driveway provides off road parking for two cars which leads to a rear garden. The low maintenance gardens continue at the rear, with a generous paved garden sitting quietly to the rear of the home. Perfect for those who enjoying sitting out, there is ample space for a sizeable dining table, providing the perfect back drop for alfresco dining on a warm summers days. With planted borders, a handy wooden garden shed, a greenhouse and secure wooden fencing, sit back and relax.

Services

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

Tenure

The property is Freehold.

Council Tax

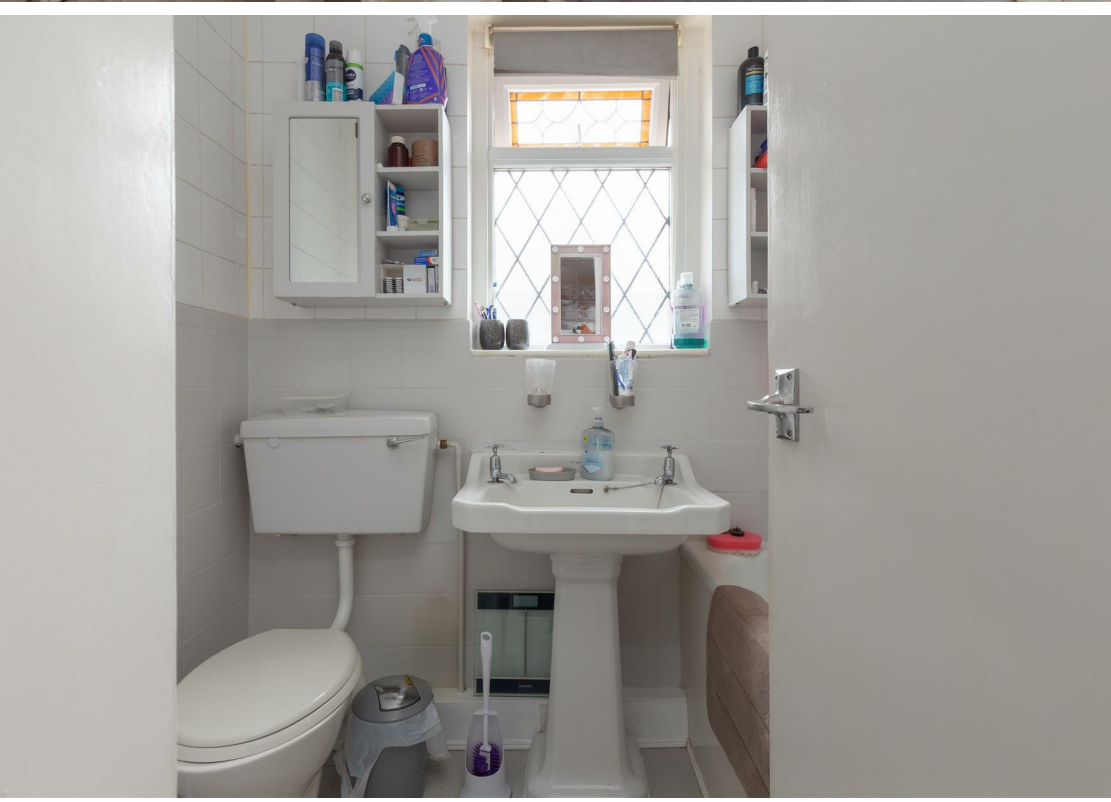
This home is Band B under Lancaster City Council.

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	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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