





Inside The Home

This well-presented two-bedroom semi-detached bungalow offers comfortable and practical single-level accommodation and is presented in move-in condition, providing an ideal opportunity for the new owner to personalise and make their own. Entry is via a double-glazed door into the welcoming hallway, providing access to all principal rooms. The spacious master bedroom offers plenty of room for a range of bedroom furniture, while the second bedroom provides a versatile additional space. This room could comfortably be used as a bedroom, dining room, home office or hobby room, depending on the requirements of the purchaser. The lounge is a pleasant reception room benefiting from a gas fire and an attractive outlook over the front garden, providing a light and enjoyable space in which to relax. The kitchen is of a good size and provides useful workspace and storage, while the bathroom comprises a three-piece suite with an overhead shower. The shower was replaced in April this year. This super home also has a spacious loft offering potential to extend with the required consents and permissions.

Overall, the accommodation is well maintained and ready to move into, with scope for the new owner to add their own style and personal touches over time.

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 benefits from off-road parking for at least two vehicles, together with a detached garage providing excellent

additional storage space. To the front is a well-maintained garden enclosed by a brick boundary, with planted borders adding colour and interest. The rear garden is a particular feature of the property and offers a high degree of privacy. Accessed directly from the kitchen, the large decking area and Indian Stone finish provides an ideal spot for outdoor seating, enjoying the sunshine and al fresco dining, with the garden benefiting from sunlight throughout the day. Beyond the decking is a substantial laid-to-lawn area, framed by mature trees to the rear, creating a peaceful and private outdoor setting. This is an excellent garden for relaxing, entertaining or simply enjoying the outdoors.

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:LAN13791

Council Tax Band

This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band C. For more information, please see online or contact our office

Recent works completed by the vendor.

The boiler is new and was installed in April this year 2026. The property was partly rewired in the last 5 years including mains board.

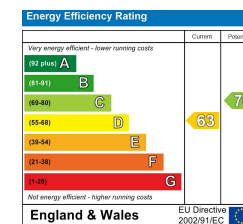
New oven was installed in the last 12 months.

Shower was installed in April 2026.

Double glazed doors front and back both installed within the last three years.







EU Directive 2002/91/EC

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