



19 Wingate Avenue, Morecambe, LA4 4SJ

A well-proportioned two bedroom bungalow, located in Morecambe, with plenty of potential. Featuring a large converted garage workshop, a spacious reception room and two double bedrooms, this property is just waiting for you to add your mark.

Located within walking distance of the local hospital and supermarket, it would make a fantastic home for young families and older couples alike. It has plenty of space internally for you to tailor to your needs and create your perfect home.



Porch

4'5" x 4'5" (1.37 x 1.37)

A brick built porch at the front of the house, with double glazed windows either side of the UPVC external door, creating a bright and practical entrance space.

Reception

15'5" x 12'10" (4.72 x 3.92)

A spacious reception room featuring a large double glazed window looking out to the front of the property, with vinyl flooring and access to the front porch and the main hallway. There are both wall lights and a central ceiling light making it great for evening entertaining. A gas fireplace is situated on one wall, with a stone surround and wooden fireplace, and a double panel radiator on the back wall, creating a warm and welcoming social space.

Kitchen

8'11" x 7'9" (2.74 x 2.38)

A kitchen is located off the main hallway, with counters on three sides plus overhead cupboards above, providing ample storage space. There is a large double glazed window out to the side of the house, with a sink and drainer located below. In need of modernisation, utility points and plug sockets are all present, ready for you to tailor the kitchen to your needs.

Bathroom

6'10" x 5'6" (2.09 x 1.68)

A bright and practical tiled bathroom, featuring a walk-in shower enclosure, a pedestal sink and a white low flush toilet. It has tile effect vinyl flooring and a large frosted double glazed window out to the side of the house proving lots of natural daylight.

Bedroom 1

13'5" x 10'10" (4.10 x 3.32)

A well-proportioned double bedroom with a large double glazed window looking out onto the back garden creating a light and airy sleeping space. It features vinyl flooring, a central ceiling fan and a single panel radiator for warmth.

Bedroom 2

11'7" x 9'6" (3.55 x 2.9)

A second double bedroom sits at the rear of the property, with a large double glazed window looking out into the back garden. There is a useful storage cupboard, along with a single panel radiator and electrical points for a TV and telephone, making it a versatile space and ideal for a bedroom or home office.

Workshop

15'6" x 8'7" (4.73 x 2.62)

A converted garage makes a fantastic workshop space at the front of the house. It has both front and side access through the UPVC external doors, with double glazed windows filling the room with light. A multi-functional space that can be accessed through a sliding internal door from the kitchen, it can be tailored to meet your family's needs.

External

The property boasts a large drive and paved garden to the front, with ample room for multiple vehicles to be parked. There is side access to the rear garden, which is paved and private, perfect for catching the sun and hosting BBQs.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		82
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

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