





The accommodation..

The perfect blank canvas has been prepared by the current owners as the tasteful decor and neutral finishes offer you the chance to move straight in and add your own taste wherever you feel necessary. Measuring 753 square feet it is a spacious bungalow with a large lounge, a separate dining room off the modern kitchen and two double bedrooms. The bathroom is intelligently designed to comprise a bath, WC and pedestal wash hand basin.

The location.

Westgate is situated close to the Globe Arena, the home of Morecambe FC and benefits from several handy local amenities. Morecambe town centre and Lancaster City Centre are both a short drive away and both the Bay Gateway M6 link and the iconic Morecambe Bay and the incredible sunsets are close by.

The kitchen.

The modern kitchen comprises a range of wall and base units with laminate work top surfaces, a stainless steel sink with drainer, an electric oven with an induction hob, plumbing for a washing machine, space for a fridge freezer and is home to the Vaillant gas central heating boiler.

Outside

The property has driven parking for one car and gardens to the front and rear, mostly laid to lawn but with borders accessible for shrub planting where desired.

The situation.

The property offers no chain and full vacant possession so would suit those seeking to move quickly. It's recent upgrade in terms of carpets and decor make it an ideal 'move straight in' option.

Services

The property is served by gas, electric and mains water and drainage.

Tenure

The property is freehold with title number LA742356.

Council Tax

Band B via Lancaster City Council.

Viewings

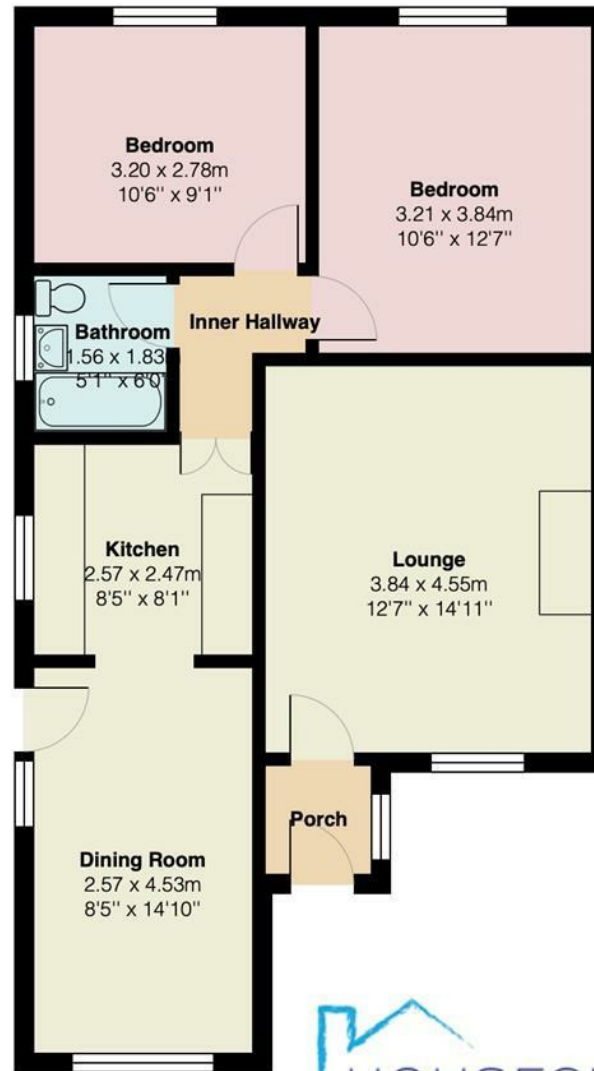
Strictly by appointment via Houseclub Estate Agents.

Energy Performance Certificate

Available online or by contacting our office for further details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		G
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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