



19 Gaisgill Avenue, Morecambe, LA4 4UF

A well-proportioned three bedroom detached bungalow in the Westgate area of Morecambe. With easy access to shops, restaurants and supermarkets, and a primary school across the road, this property is conveniently located to make the most of the local area. Excellent transport links, including bus routes, allow you to explore the wider area, with Morecambe, Lancaster and the M6 motorway easily accessible. from its well-appointed location.

The property boasts large living spaces, including two reception rooms, a spacious kitchen and a versatile conservatory, making it ideal for hosting friends and family. Three comfortable bedrooms are serviced by the family bathroom, with the main bedroom boasting a dedicated ensuite. There's plenty of storage space with a deep understair cupboard, built in wardrobes in the bedrooms and the landing, plus eaves storage space in the upstairs bedrooms. A detached garage offers room for a home workshop or vehicle storage, with a four car driveway that runs down the side of the property. A large rear garden with paved patio, sheds and lawn is perfect for enjoying the warmer weather, with an established front garden providing excellent kerb appeal and privacy from the street beyond.

This large detached property is offered with no onward chain and is just waiting for you to add your mark and create your new conveniently located home in a thriving Morecambe community. Contact us today to book a viewing!



Ground Floor

Porch

8'0" x 2'4" (2.46 x 0.72)

A side porch offers space for outdoor shoes to keep the home clean and mess-free. With tri-aspect double glazed frosted windows it's a bright practical space before you enter the main home.

Hallway

16'7" x 5'10" (5.08 x 1.80)

A bright welcoming hallway connects the downstairs living spaces, with a neutral carpeted floor and matching neutral wallpaper. An internal window to the side porch allows plenty of light to pass through, with an internal UPVC door beside it. A double panel radiator sits against the wall with a fitted shelf above ideal for keys and letters, with deep understair cupboards opposite for larger household gadgets and outdoor shoes and clothing. A ceiling light in the central vestibule completes the inviting entrance to the home.

Reception 1

15'10" x 13'7" (4.83 x 4.15)

A large reception room at the front of the property provides the perfect space to gather family and friends, or to relax in after a long day exploring the local area. Dual aspect double glazed windows offer plenty of natural light, with a long double panel radiator set below adding to the comfort of the space. A built in low level shelf runs the length of one wall, with a natural stone fireplace at the centre forming the focal point of the room. The room features both wall and ceiling lights, with an expansive carpeted floor giving you flexibility in its configuration, with room for a small dining table too if required.

Kitchen

15'3" x 10'3" (4.66 x 3.14)

The well-proportioned kitchen sits beside the main living room, with double glazed windows in the front and side aspect making it a bright and practical space for food preparation and cleaning. Fitted cabinets run down each wall and house the four ring gas hob, an integrated DeLonghi double oven, washing machine, a 1.5 sink and drainer plus space for a freestanding fridge freezer. The GlowWorm boiler for the house is mounted on the wall between the over counter cabinetry that offers an abundance of storage space. An external door leads out to the side access to the front and rear gardens.

Reception 2

12'0" x 11'5" (3.67 x 3.50)

A well-proportioned reception room sits off the hallway, with a green carpeted floor and tasteful wallpapered walls. Whether used as a reception room, dining space or as an additional double bedroom, there's plenty of space for you to tailor to your needs. A single panel radiator sits along the wall with a central ceiling light above. Sliding glass door leads through to the rear conservatory, allowing the two spaces to be opened up when entertaining.

Conservatory

13'1" x 8'9" (3.99 x 2.68)

A large conservatory at the rear of the house features tri-aspect double glazed windows and a clear PVC roof, flooding the space with day light and offering views of the garden. The perfect spot to enjoy a morning coffee while you sit back with a book, it features French doors out to the rear garden allowing the space to be opened up in the warmer months. With a ceramic tiled floor, ceiling and wall lights, plus double sockets, you can decide how to set up your sun-filled conservatory to fit your lifestyle.

Bathroom

7'3" x 6'5" (2.22 x 1.97)

A functional three piece bathroom includes a low flush toilet, pedestal sink and a bathtub with overhead thermostatic shower. Tiled to the ceiling, with vinyl tile effect flooring, it's a good sized and practical space to get ready in each day. A first double glazed window on the side aspect lets in lots of light, with a central ceiling light for in the evenings. A built in airing cupboard sits by the entrance, with shelving for towels, linen and beauty products.

Bedroom 2

12'4" x 12'0" (3.77 x 3.67)

A welcoming double bedroom on the ground floor sits next to the main bathroom and has ample room on the carpeted floor for a double bed, with fitted wardrobes on either side. A large double glazed window on the rear aspect takes in views of the garden and provides a gorgeous green vista to wake up to each morning. A double panel radiator beneath the window and a central ceiling light complete the comfortable downstairs bedroom.

First Floor

Landing

6'8" x 5'8" (2.05 x 1.75)

A carpeted landing sits at the top of the staircase, with built in storage on both sides offering hanging space and deep shelving to keep the home clear and clutter free. The double doored wardrobe also features a small access door at the rear to get into the eaves for additional storage space.

Bedroom 1

15'11" x 10'0" (4.87 x 3.07)

A good size carpeted double bedroom sits off the landing, with a double glazed window on the front aspect that provides natural light and views across the tree lined street. A double panel radiator sits beneath the window with two ceiling lights, making it a warm and welcoming sleeping space. Two low level doors either side provide access to the eaves for storage, with space for storage units by the entrance. An internal door leads through to the dedicated ensuite bathroom.

Ensuite

5'11" x 3'8" (1.82 x 1.12)

A practical ensuite bathroom sits off the main bedroom, with a low flush

toilet and pedestal sink. The walls are tiled to the ceiling, with a durable vinyl floor, making it easy to keep clean. With both a wall light and a central pendant light, plus an extractor fan on the wall, it's an ideal WC for the main bedroom.

Bedroom 3

12'1" x 8'1" (3.69 x 2.47)

A single bedroom sits across the landing, with a light blue carpeted floor complementing the blue hued floral wallpaper. Built in storage and a dressing table filled with one wall, which could be removed to provide more floor space if required. A double glazed window on the side aspect provides daylight, with a double panel radiator set below and a central ceiling light for evening use. An access hatch in the ceiling leads up into the roof space, with a low level door at the rear of the room providing access to the eaves.

External

Rear Garden

A well-maintained rear garden offers space to relax and soak up the sun, with a paved patio to the rear with bench seating included and a lawned area at the centre. With two sheds and side access to the garage, there's lots of room for gardening equipment and tools. Fenced on all sides it's a safe and secure space for children and pets to enjoy, with established bushes offering privacy from neighbours.

Garage

A single garage sits at the end of the four car driveway, with an up and over door plus and additional side door from the rear garden. Great for storage or as a home workshop, with a single glazed window taking in views of the garden, you can tailor the space to your needs.

Front Garden

An established front garden gives the property excellent kerb appeal, with planting beds and a lawn providing green views from the main reception room. A stone wall surrounds the front garden with a wrought iron gate providing access from the driveway.

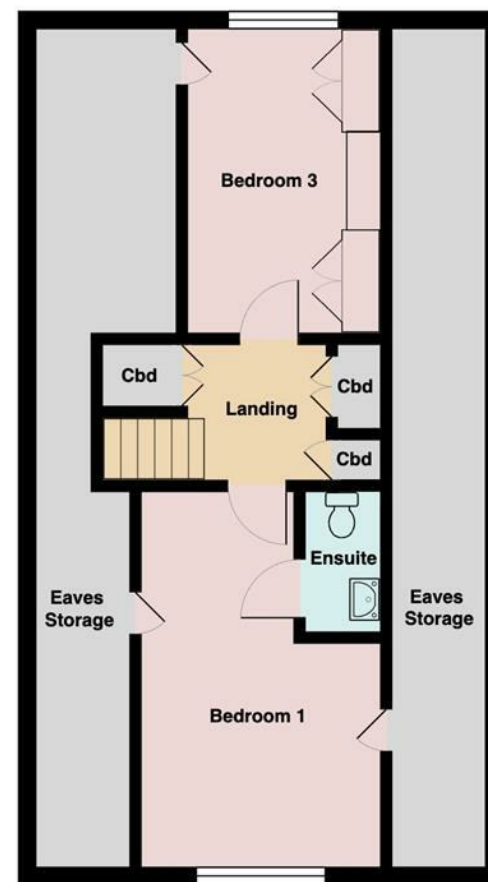
Additional Information

Freehold. Council Tax Band C. Sold with no onward chain.

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







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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