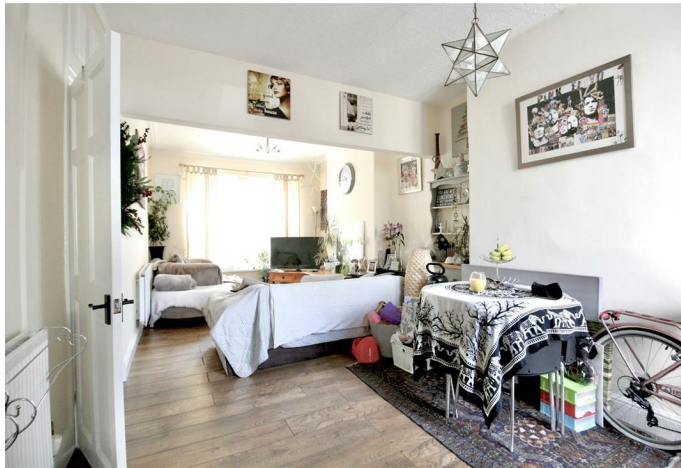




18 Westover Street, Morecambe, LA4 5LZ

Well presented throughout and presenting an ideal opportunity for a wide range of buyers is this spacious three bedroom mid-terraced property on Westover Street in Morecambe which is available with no onward chain. With generously proportioned rooms across three floors, the internal layout of the Victorian terrace briefly comprises on the ground floor of an entrance hall, a sizeable open plan lounge / diner and a fitted kitchen that also provides access down to the handy cellar space. To the first floor are two excellent sized double bedrooms and a family bathroom suite, with the remaining third bedroom located on the top floor. Externally, an inviting courtyard can be found to the rear and to the front is unrestricted on street parking. Morecambe is a popular area that boasts a wide range of amenities, including reputable primary and secondary schools, local shops, supermarkets, a railway station, cafes, and pubs, all within easy reach. The nearby Morecambe promenade offers picturesque walks and breathtaking sunsets, plus the expected Eden project has created increased demand for investment properties in the local area. Additionally, the location provides convenient access to the Bay Gateway bypass, facilitating easy connections to the M6 motorway and Lancaster City centre.



Ground Floor

Lounge / Diner

Open plan room with a bay fronted lounge area to the front and dining area to the rear. Also with a feature fire place, patio doors leading out to rear courtyard, radiators and ceiling lights.

Kitchen

Fitted kitchen with a range of base and wall mounted units, stand alone Range cooker, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Window to rear aspect, access down to the cellar, ceiling light.

First Floor

Bedroom One

Large double bedroom with windows to front aspect, radiator and ceiling light.

Bedroom Two

Second double bedroom, window to rear aspect, radiator and ceiling light.

Bathroom

Spacious three piece suite comprising of a panel bath with shower over, low flush WC and pedestal wash hand basin. Also houses the gas central heating boiler, window to rear aspect, radiator and ceiling light.

Second Floor

Bedroom Three

Third double bedroom with Velux window, access to eaves storage, radiator and ceiling light.

External

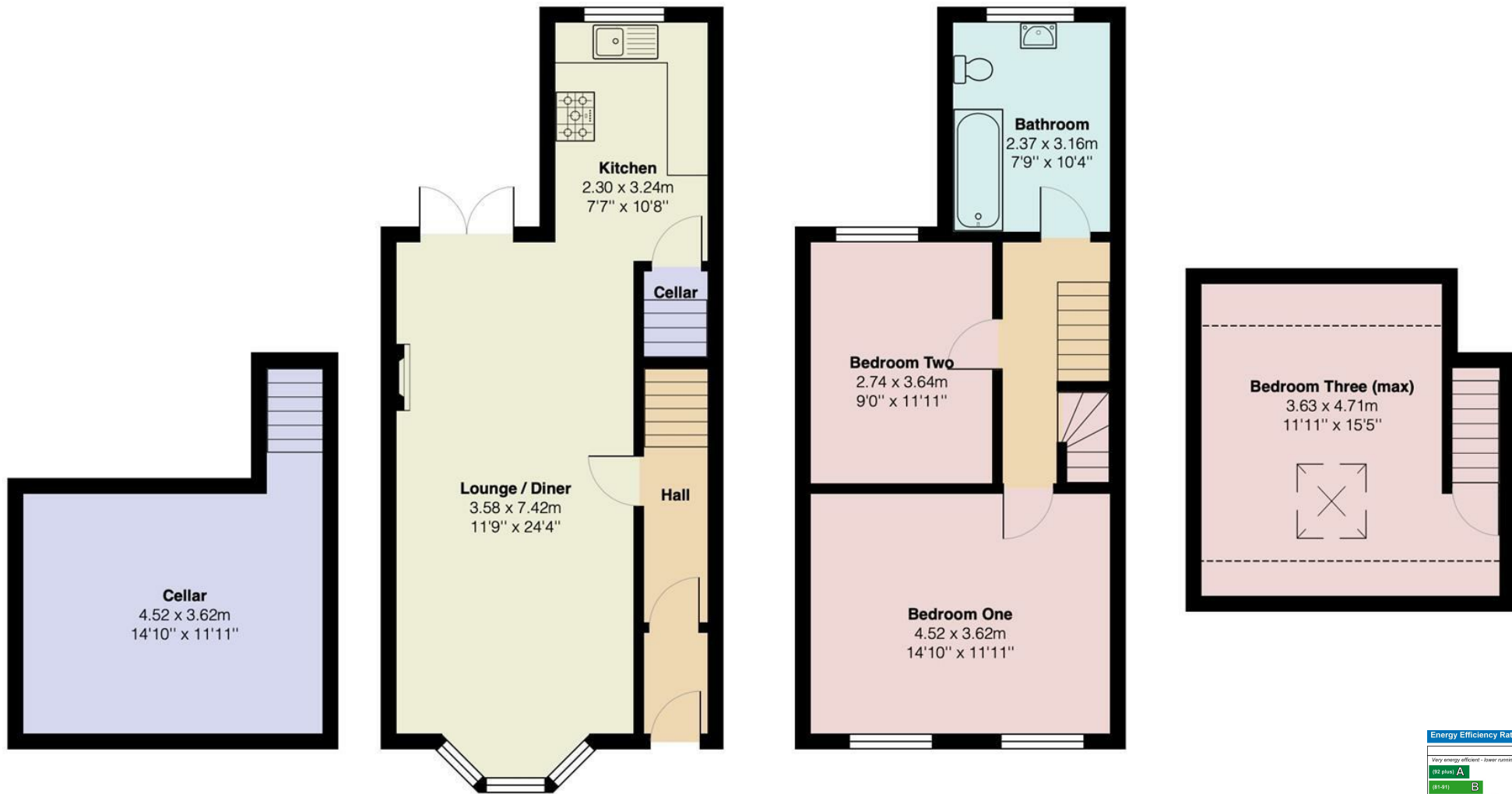
Pleasant courtyard to the rear, with space for a table and chairs and plenty of potted plants. To the front is unrestricted on street parking.

Council Tax

Band A







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		82
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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