



4 Campion Way, Morecambe,
LA3 3QE

4 Campion Way, , Morecambe

The property at a glance

3  1  1 

- Mid Town House
- Cul-de-sac Location
- Three Bedrooms
- Lounge Open To Dining Room
- Allocated Parking
- Private Rear Garden
- Band: B
- EPC: C, Freehold
- NO CHAIN DELAY!
- Freehold

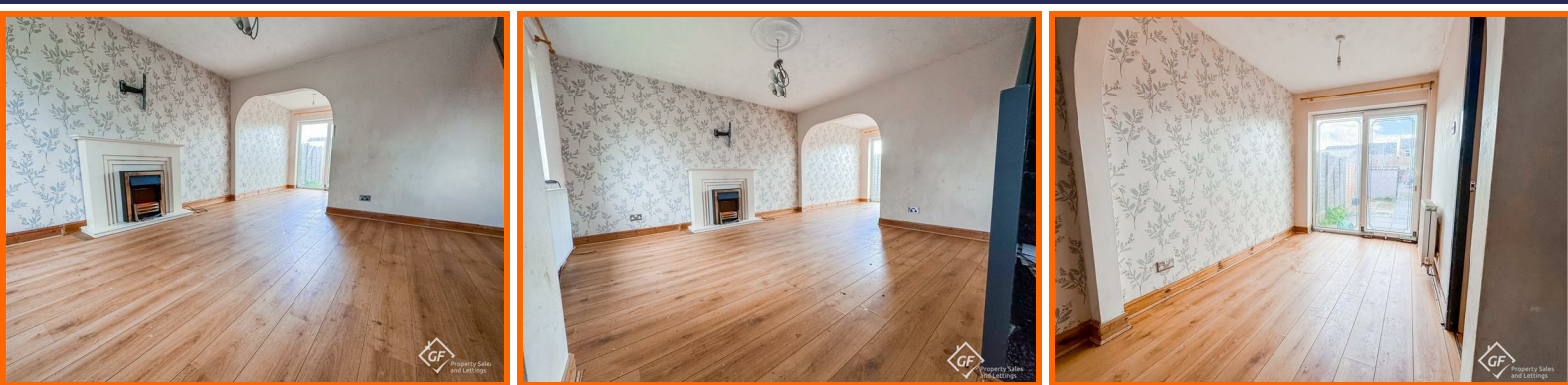


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£120,000

Get to know the property



A beautifully located town house on the popular 'Summerfields' estate in Westgate, conveniently situated for local amenities and schools. A superb first time home or buy to let investment opportunity, offered with no chain delay! The property is in need of general modernisation.

The property offers a great 'blank canvas' for a purchaser to put their own stamp on or as a rental property. Upon entrance to the property, you step into the open plan lounge, dining area which provides access to both the kitchen and stairs to the first floor.

The fitted kitchen offers a range of wall and base units with laminate worktops, space for fridge freezer and cooker, and plumbing for washing machine. The well proportioned dining room has a door leading out to the rear garden, making this a great space for hosting with a large patio.

Rooms to the first floor include a good size double bedroom, a single bedroom along with a third bedroom and a three piece bathroom suite in white comprising bath with wall mounted shower, low flush WC and wash hand basin. Additionally, the property benefits from double glazing and gas central heating throughout.

Externally, the property offers an enclosed rear garden, completely paved.

Situated in the popular residential area of Westgate, the property is within close proximity to a number of local amenities including medical practice, shops, primary school and local bus routes to Morecambe Town Centre and Lancaster City Centre.

GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



4 Champion Way, Morecambe, LA3 3QE



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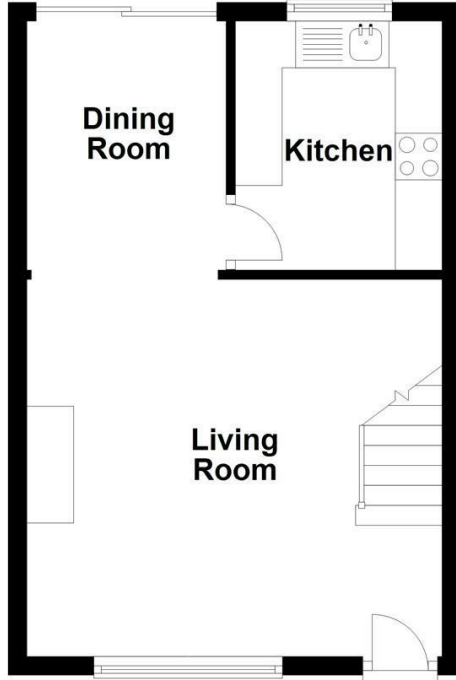
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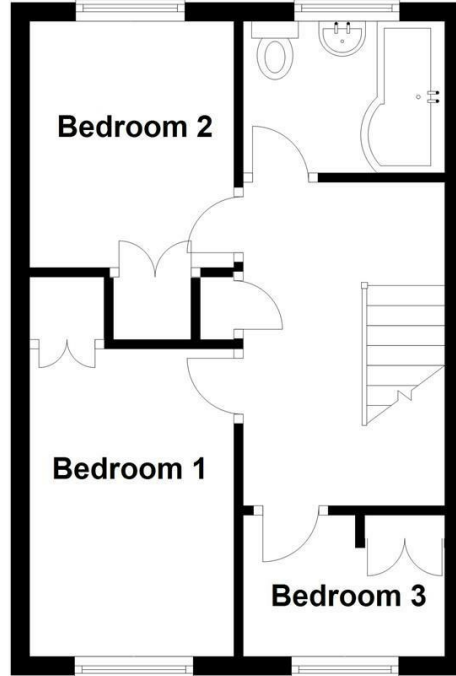
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Take a nosey round

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	