



8 Kenilworth Road, Morecambe,
LA3 3LW

8 Kenilworth Road, , Morecambe

The property at a glance



- Deceptively Spacious, Semi Detached True Bungalow
- Two, Good Size Double Bedrooms
- Generous Lounge, Kitchen Diner & Conservatory
- Stylish, Three Piece Shower Room
- Double Glazing & Gas Central Heating
- Low Maintenance Rear Patio Garden
- Front Garden & Driveway with Space for Two Cars
- Sought After Location in Westgate
- EPC: D Freehold
- Band: B



Get in touch today

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£255,000

Get to know the property

A superb and welcoming two bedroom home set on a good size plot in the popular residential area of Westgate.

Offering well proportioned and beautifully presented accommodation set over one level that has been immaculately kept and is ready for a buyer to move straight into and enjoy. Entrance from the front elevation takes you through the vestibule and into the hallway - on one side you will find the stylishly decorated lounge which is flooded with natural light from the bay window and features a log burner stove set in an exposed brick surround - perfect for those cooler winter days and for that cosy ambience.

Both bedrooms are good size double rooms with space for wardrobes/bedroom furniture. The contemporary shower room offers a three piece suite in white double walk in shower enclosure with electric feed power shower, low flush WC and pedestal wash hand basin, with fully tiled walls and marble effect laminate floor to complement.

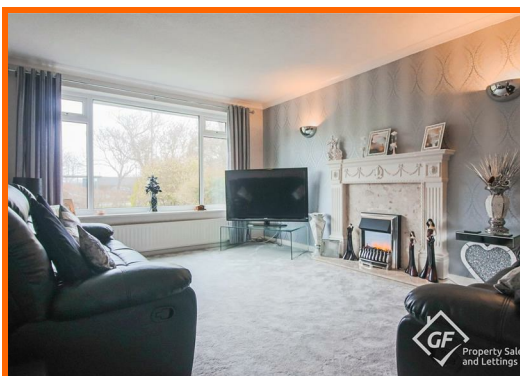
At the end of the hallway there is open access into to the fantastic open plan kitchen diner which offers a range of modern fitted kitchen units in a stylish sage green with an integrated oven, hob and extractor unit, plumbing for washing machine and space for freestanding fridge freezer. In turn, there is open access from the kitchen diner into the delightful conservatory with patio doors leading out to the rear garden, making this a great space for entertaining guests, particularly in the summer months for barbeques and garden parties!

Externally, there is a lawned front garden with shrub border and a driveway providing off road parking for two cars. To the rear, there is an easy to maintain patio garden with shrub/flower borders.

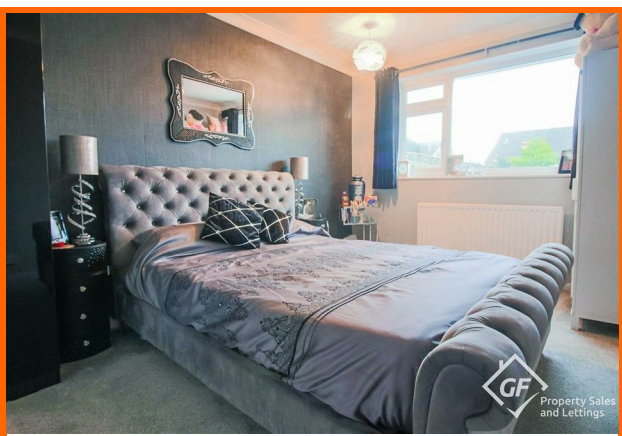
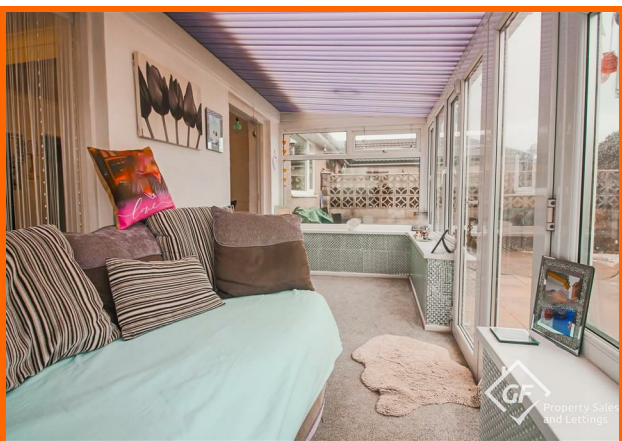
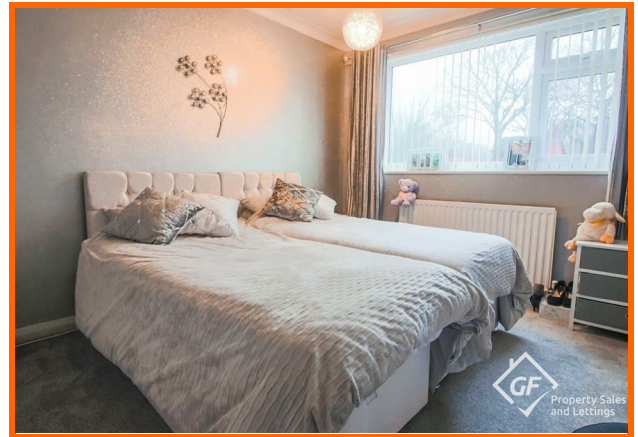
Situated in the ever popular residential area of Westgate, the property is within close proximity to a number of local amenities including medical practice, shops, primary school and local bus routes to Morecambe Town Centre and Lancaster City Centre.

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.

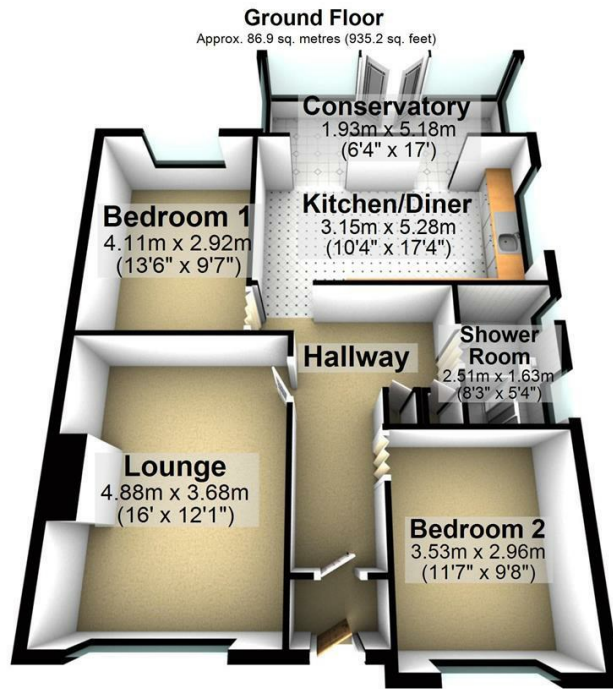


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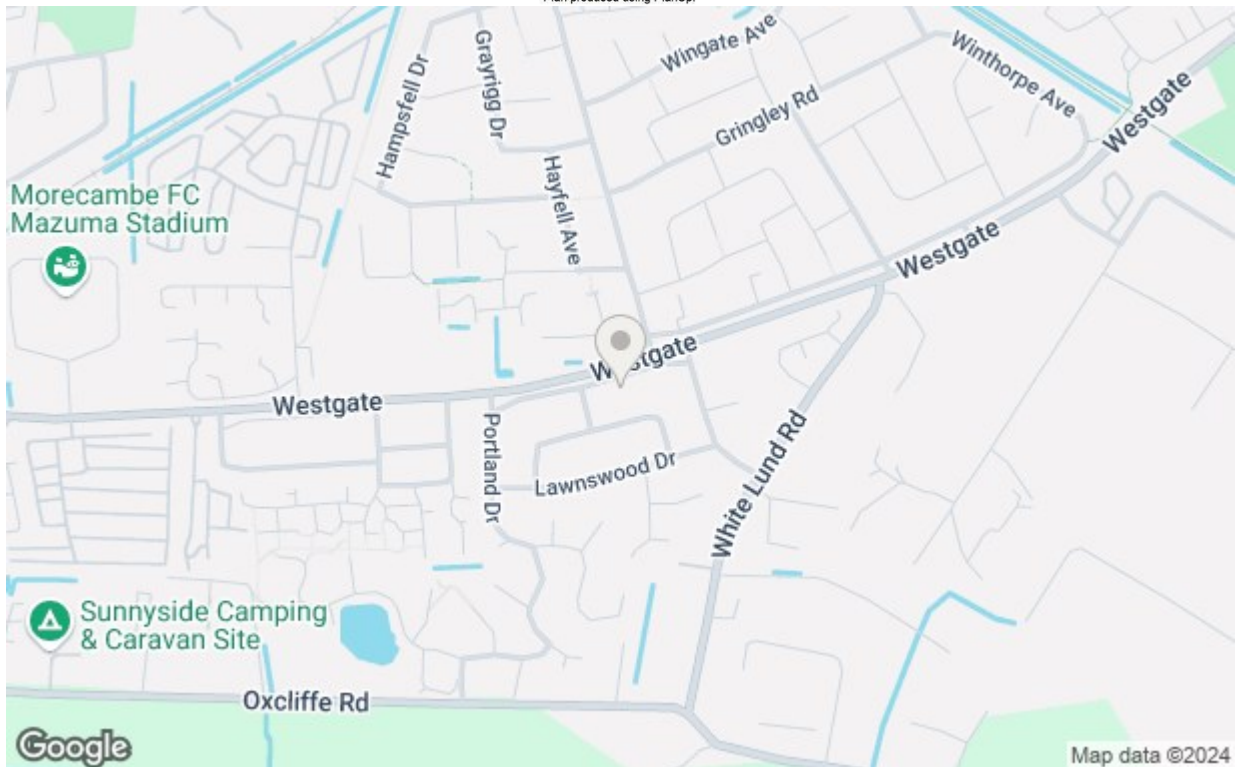
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Take a nosey round



Total area: approx. 86.9 sq. metres (935.2 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(02 plus) A	
(81-91) B		(14-21) B	
(69-80) C		(10-13) C	
(55-68) D		(7-9) D	
(39-54) E		(3-6) E	
(21-38) F		(1-2) F	
(1-20) G		(1-2) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
63	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC