



22 Kenilworth Road,  
Westgate, Morecambe,  
Lancashire LA3 3NA

22, Kenilworth Road, Westgate, Morecambe

## ***The property at a glance***

2  2  3 

- Fantastic Detached Dormer Bungalow
- Two Double Bedrooms; One with En Suite
- Stylishly Presented Throughout
- Generous Lounge & Dining Room
- Modern Fitted Breakfast Kitchen
- Stunning Conservatory/Sun Room
- Contemporary Four Piece Bathroom Suite
- Large Driveway & Two Detached Garages
- Delightful, South Facing Rear Garden
- Popular Residential Location in Westgate



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# **£325,000**

# Get to know the property



Indian sandstone flags and is South Facing, an overall great outdoor space.

Stunning detached dormer bungalow beautifully presented throughout, boasting a large driveway, two garages and South facing rear garden! 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. Having been extended and stylishly modernised by the current owners, the property now offers spacious accommodation set over two floors. To the ground floor, the stylish kitchen has been opened up to create a

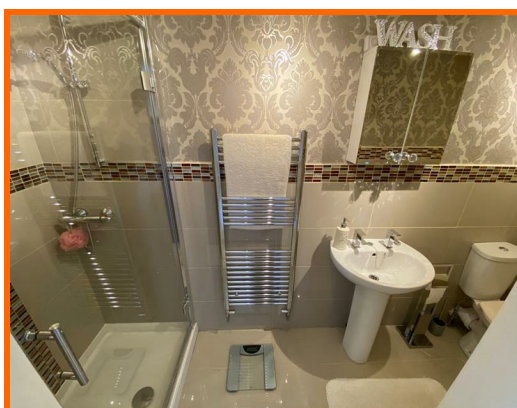
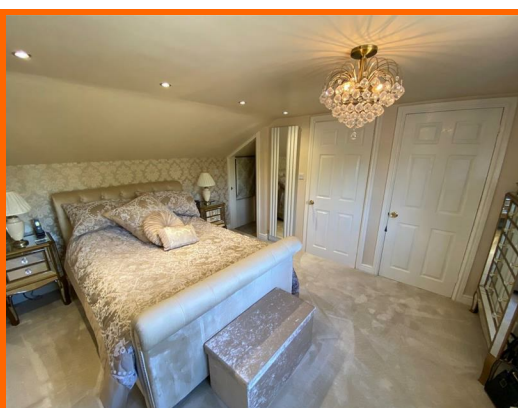
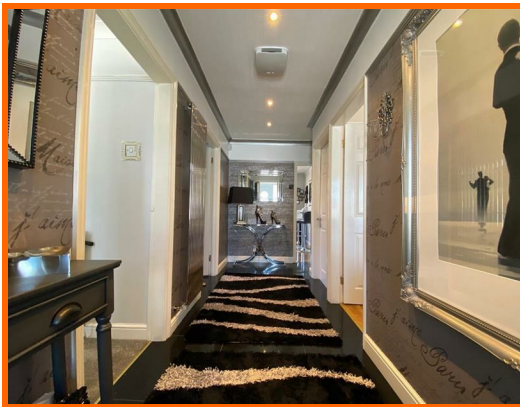
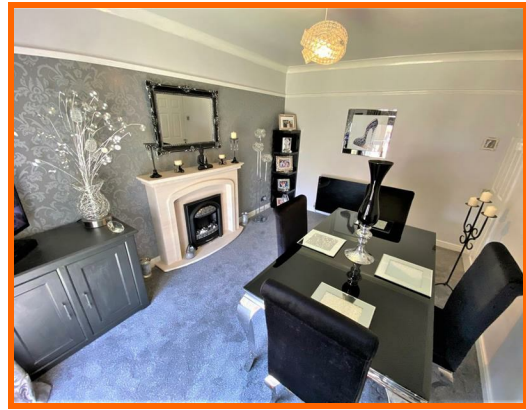
breakfast room which in turn opens to a fantastic conservatory/sun room at the rear. The well presented dining room has patio doors opening to the rear garden and could alternatively be used as an additional bedroom, depending on a purchaser's requirements.

The contemporary bathroom offers a four piece suite with both a claw foot style bath and corner shower cubicle. The ground floor additionally benefits from a good size double bedroom. Across the hallway, the generous lounge is a welcoming reception room with a feature coal effect electric fire with an ornate mantel piece. Stairs from the lounge lead up to the first floor.

To the first floor is the master bedroom, a superb double bedroom benefiting from an en suite shower room and a walk-in under eaves wardrobe space.

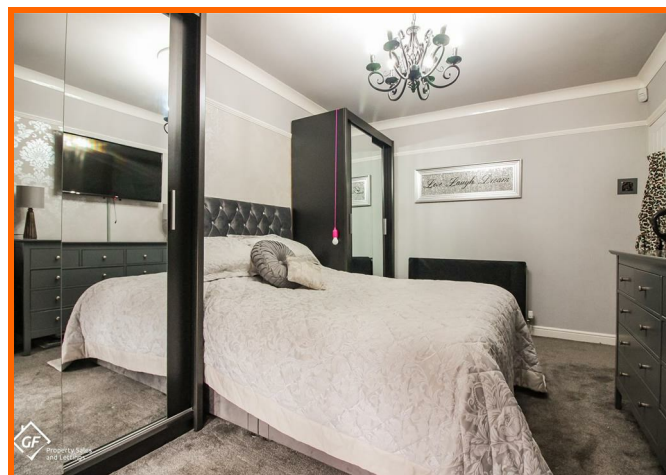
Externally, the property is set on a sizeable corner plot with a large driveway wrapping around the front and sides of the property, providing ample off road parking space for several vehicles. There are two detached garages both benefiting from power and light - one of which is currently used as a games room but could alternatively make an ideal workshop, studio or home gym! The delightful rear garden is largely paved with







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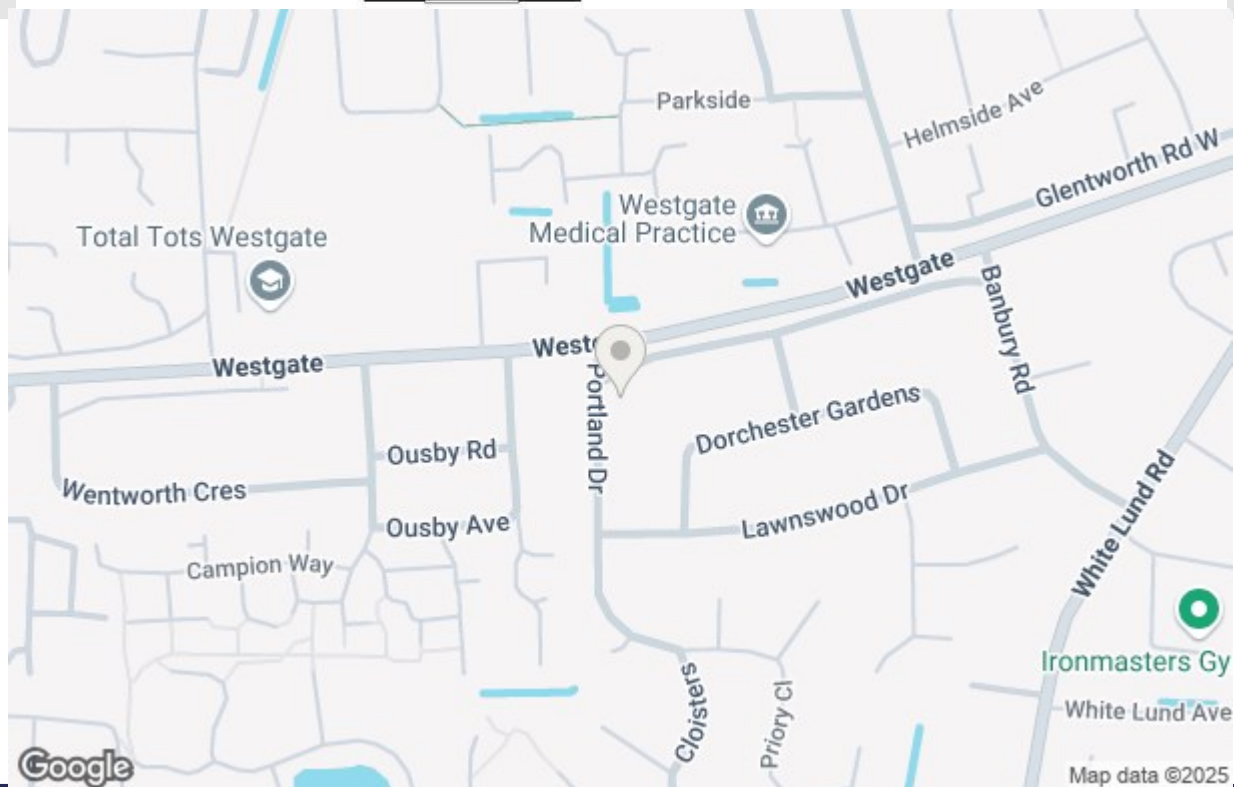
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(45-54) <b>E</b>			
(35-44) <b>F</b>			
(25-34) <b>G</b>			
Not energy efficient - higher running costs			
64	69	63	68
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	