



23 Crewgarth Road, Westgate, Morecambe

The property at a glance

2  1  1 

- Mid Town House - Investment Opportunity!
- Two Bedrooms
- Kitchen & Living Room
- 3 Piece Bathroom
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band: A
- EPC: D
- Local Amenities, Schools & Transport Links



Get in touch today

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£129,950

Get to know the property

An opportunity to purchase this two bedroom town house located on Westgate. The property is an attractive home presented to a good standard and is close to local amenities with a range of shops, health centre and primary school.

Internally you will find an entrance hallway, a spacious lounge and kitchen. To the first floor are two bedrooms and a modern bathroom.

To the rear there is a good sized enclosed patio garden with gated rear access. The house has the provision of off street parking with a residents' car park.

The property is offered for sale as a buy to let investment with a good existing tenancy currently paying £575 with agreed increase £625.

Council Tax Information: Band A

Entrance

UPVC door into entrance hall, stairs to first floor, doors to kitchen and living room,

Kitchen

8'4 x 5'6

UPVC window, mix of wall and base units with laminate worktops, oven with four ring gas hob and extractor fan, sink with mixer tap and draining board, space for washing machine and fridge/freezer, panelled splashback and laminate flooring.

Living Room

13'1 x 11'4

Dado rail, living flame fireplace with wooden mantel and hearth, UPVC sliding door to rear.

First Floor

Landing

Smoke alarm, doors to bedroom one, bedroom two and bathroom.

Bedroom One

11'8 x 8'2

UPVC window, radiator and doors to wardrobe.

Bedroom Two

9'10 x 5'1

UPVC door and radiator.

Bathroom

UPVC window, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, direct feed shower over bath, tiled surround, extractor fan and laminate flooring.

External

Front

Paved pathway and pebbled area.

Rear

Patio area.

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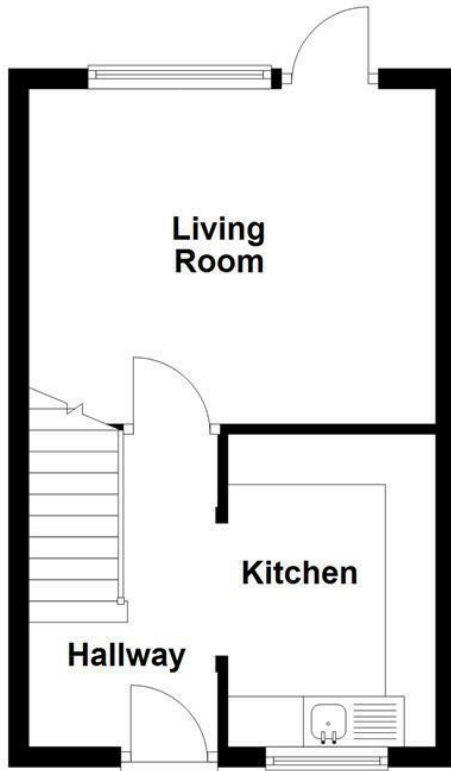
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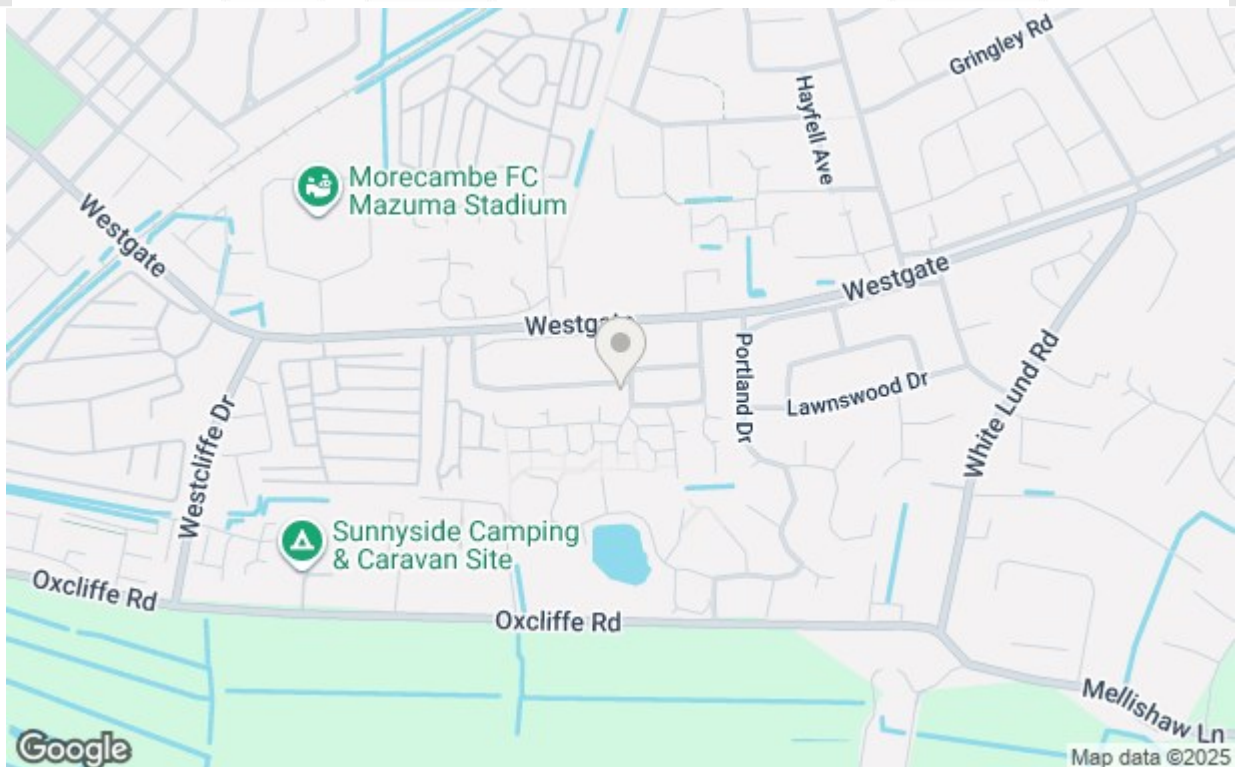
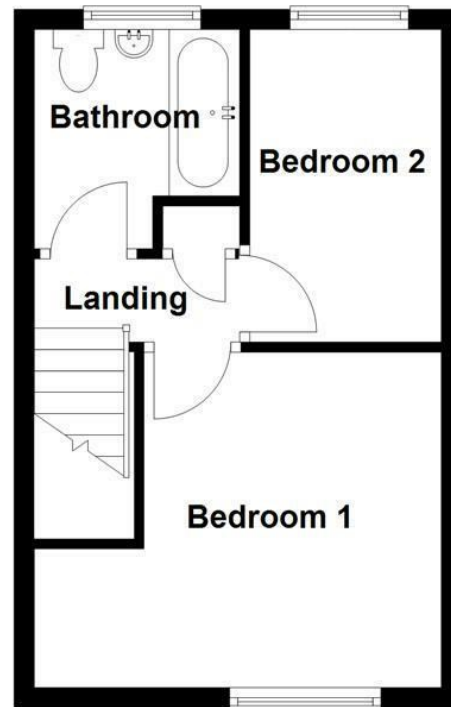
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	89
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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			