



86 Wingate Avenue,
Morecambe, LA4 4SL

86, Wingate Avenue, Morecambe

The property at a glance

2  1  1 

- Semi Detached Property
- Two Double Bedrooms
- New Kitchen 2024
- Off Road Parking & Garage
- New Garage Roof & Bedroom Windows 2024
- Modern Bathroom
- Rear Garden
- Freehold
- EPC: C
- CTB: B



Get in touch today

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£180,000

Get to know the property

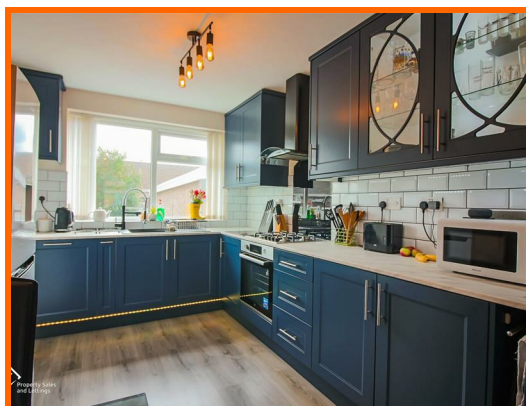


Nestled in the charming area of Wingate Avenue, Morecambe, this delightful semi-detached house presents an excellent opportunity for first-time buyers or those seeking to downsize. The property boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining.

The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. This space is not only functional but also stylish, catering to the needs of today's homeowners. The house comprises two generously sized double bedrooms, offering ample space for rest and personalisation, making it ideal for small families or individuals.

Completing this lovely home is a well-appointed bathroom, ensuring convenience and comfort for all residents. Additionally, the property benefits from parking for three vehicles, a valuable asset in today's busy world.

Situated in a convenient location, this home is close to local amenities, schools, and transport links, making it an ideal choice for those who appreciate accessibility and community. With its appealing features and practical layout, this semi-detached house on Wingate Avenue is a wonderful opportunity not to be missed.





Kitchen

UPVC window, radiator, mix of wall and base units with composite laminate worktops, oven with four ring gas hob, extractor fan, partially acrylic splash back, partially tiled splashback, sink with draining board and extendable hose mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, under unit lighting, under plinth lighting, under stair storage, laminate floor, doors to living room and rear porch.

Living Room

UPVC window, radiator, coving, two wall lights, electric freestanding living flame fireplace, wooden mantel and laminate flooring.

First Floor

Landing

Loft access, smoke alarm, doors to bedroom one, two and bathroom.

Bedroom One

UPVC window, radiator and coving.

Bedroom Two

UPVC window, radiator and coving.

Bathroom

UPVC window, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with mixer tap, direct feed shower over bath, extractor fan, panelled ceiling, partially tiled surround, partially panelled surround, heated towel rail and laminate flooring.

External

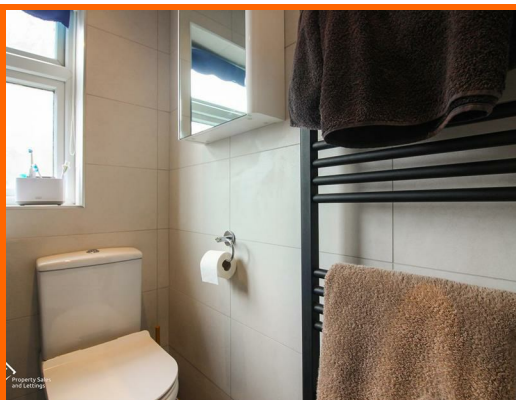
Front

Laid to lawn, off road parking for two plus cars, access to garage and rear.

Rear

Paved area, laid to lawn and mature shrubs.

Garage





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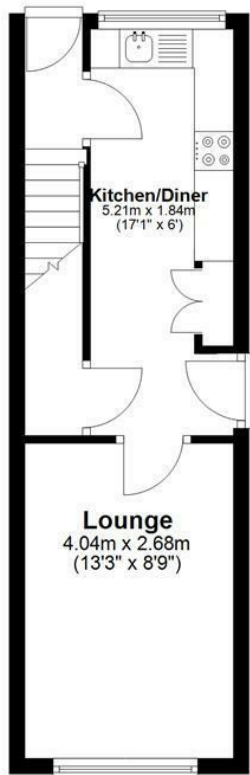


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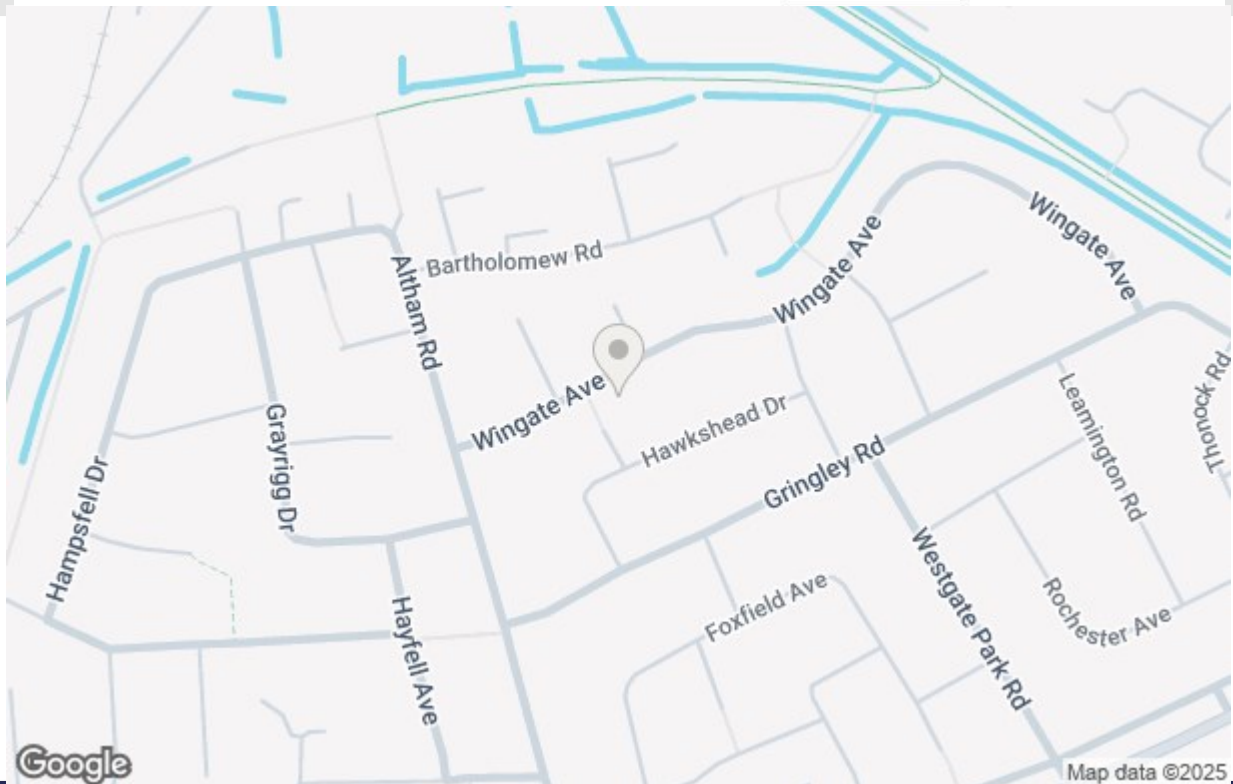
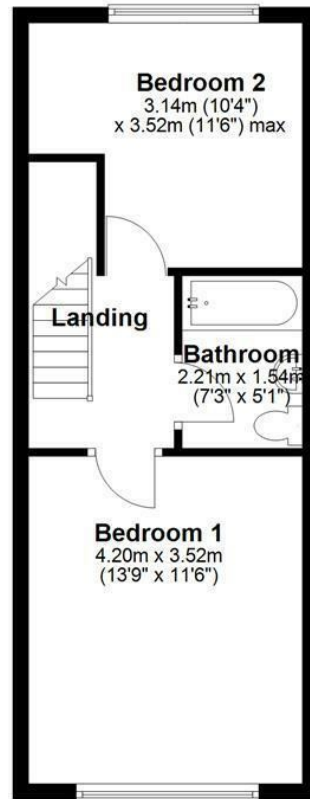
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Take a nosey round

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 (65-80) C (55-64) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	85 70
	England & Wales
	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (81-91) A (65-80) B (55-64) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions	
	England & Wales
	EU Directive 2002/91/EC