

3 Bedroom Detached House

Ellwood Avenue, Westgate, Morecambe, LA3 3LY



£250,000 Freehold

- Link-detached property in quiet location
- Close to local Primary Schools
- 3 Double Bedrooms / 3 Reception Rooms
- Driveway for off road parking
- Ideal purchase for families. NO CHAIN.
- Highly convenient for Westgate Precinct
- Short walking distance to bus routes
- Attached garage with separate WC/Utility
- Good sized fully enclosed rear garden
- Viewing recommended

Description

Situated in the heart of Westgate, this three-bedroom link-detached house enjoys a fantastic location that blends peacefulness with everyday convenience. The area is well-served by local amenities including Lidl and Home Bargains superstores, post office, Westgate Medical Practice, Westgate primary school, and regular bus routes connecting to Morecambe, Lancaster and surrounding areas. This well-established residential area known for its sense of community, making it ideal for families or those seeking a quieter lifestyle.

The accommodation comprises a side entrance with direct access into a hallway, open plan lounge through dining area, kitchen with a range of pull-out shelving units and built-in appliances, wide conservatory with French doors leading out to the rear garden, as well as access into an attached garage which follows onto a ground floor WC which couples up as a utility. To the first floor, there is a spacious landing which receives good natural light, three double bedrooms and a three-piece fully tiled shower room/WC.

Externally, the property benefits from low maintenance gardens including a block paved front garden and driveway providing off road parking for two vehicles, and a fully enclosed good size rear garden with timber sheds allowing storage.

We feel this link-detached property is a great opportunity mainly appealing to families and mature buyers seeking an attractive home in a convenient location in Westgate.

Location

Ground Floor

Side Entrance Wall mounted light. Composite double glazed frosted glass door with side light window leading into the:

Hallway uPVC double glazed window with opener and fitted vertical blinds to front elevation. Dial room thermostat. Central heating radiator. Power points. Ceiling light point. Staircase leading to the first floor. Timber framed glazed door leading into the:

Lounge 14' 9" x 13' 6" (4.52m x 4.12m) uPVC double glazed window with two openers and fitted vertical blinds to front elevation. Understairs storage cupboard. Central heating radiator. Aerial point. Telephone point. Power points. Ceiling light point. Open access into the:

Dining Area 10' 5" x 7' 10" (3.18m x 2.4m) Internal timber framed single glazed French doors leading into the conservatory. Central heating radiator. Power points. Ceiling light point.

Kitchen 10' 5" x 8' 10" (3.18m x 2.71m) Working surfaces to four walls with full range of wall drawer and base units with tiled splashbacks. Built-in electric fan assisted oven and grill housed in a tower unit, four ring electric hob and pull out extractor. Built-in microwave. Stainless steel sink with mixer tap and drainer. Various cupboards offer pull out shelving and racks. Space for undercounter fridge. Power points. Ceiling light point with four spotlights. Internal timber framed double glazed door with side light window leading into the:

Conservatory 15' 1" x 7' 6" (4.6m x 2.3m) uPVC double glazing to two sides with French doors leading out to the rear garden. Fully tiled floor. Two central heating radiators. Power point. Two wall mounted lights. Timber framed single glazed frosted glass door leading into the:

Attached Garage 20' 9" x 8' 1" (6.35m x 2.48m) Metal up and over door. Houses the gas meter and Worcester combination boiler. Plumbed for a washing machine. Power points. Ceiling strip light. Timber door leading into the:

Utility/GF WC 6' 11" x 5' 4" (2.13m x 1.64m) uPVC double glazed patterned glass window with opener and fitted roller blind to side elevation. Two-piece suite comprising low flush WC and hand wash basin with mixer tap sat into a vanity unit. Chrome



central heated towel radiator. Space for tall fridge freezer and condensing dryer. Power points. Ceiling light point.

First Floor

Landing uPVC double glazed patterned glass window with opener to side elevation. Over stair storage cupboard. Power points. Ceiling light point. Loft hatch access.

Bedroom One 12' 9" x 10' 5" (3.9m x 3.2m) uPVC double glazed opening window to rear elevation. Aerial point. Power points. Ceiling light point. Dado rail.

Bedroom Two 12' 5" x 10' 5" (3.79m x 3.2m) uPVC double glazed window with two openers and fitted vertical blinds to front elevation. Central heating radiator. Power points. Ceiling light point.

Bedroom Three 6' 11" x 6' 9" (2.13m x 2.08m) uPVC double glazed window with opener and fitted vertical blind to front elevation. Central heating radiator. Power points. Ceiling light point.

Shower Room/WC 6' 5" x 6' 3" (1.98m x 1.91m) uPVC double glazed patterned glass window with opener to side elevation. Three-piece suite comprising low flush WC, pedestal hand wash basin and a double walk-in shower enclosure with mains pressure shower. Tiled full height to all walls. Chrome central heated towel radiator. Shaving socket. Ceiling light point.

Exterior

Front Garden Dropped kerb accessing a block paved driveway and garden supplying off road parking for two vehicles and front an attached garage. Timber gate leading into the:

Rear Garden Low maintenance garden majority laid to flag paving with a sectional area comprising laid astroturf, stone chippings and flower bed. Fully enclosed by timber fence panelling. Two timber sheds. Outside cold water tap.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

For more details please call us on 01524 421933 or send an email to info@hayleybaxterproperties.co.uk.

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

