





Inside The Home

Situated within a sought-after residential area, this well-presented two-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideally suited to downsizers, retirees, or those seeking single-level living. Entry is gained via double uPVC front doors into a welcoming entrance hallway. To the left, the generously proportioned lounge enjoys a large front-facing window, allowing an abundance of natural light to fill the room. The lounge also benefits from attractive wooden flooring and a feature gas fireplace, creating a warm and inviting living space. The master bedroom is positioned to the front of the property and is a spacious double room with a large window overlooking the front aspect. Bedroom two is also a comfortable double bedroom, located to the rear of the property. The shower room has been modernised and thoughtfully adapted for accessibility, featuring a contemporary walk-in shower in place of the original bath, along with modern fixtures and fittings. The kitchen offers a bright and practical space, fitted with an integrated electric oven and gas hob, together with ample room for additional white goods. A door from the kitchen leads directly into the sun room. A particular feature of the property is the spacious sun room, currently utilised as a dining area. Benefiting from an abundance of natural light, this versatile space provides an excellent extension to the living accommodation and enjoys pleasant views over the rear garden.

The property has been well maintained by the current owner and benefits from a number of improvements, including replacement uPVC windows to selected areas of the home. The Worcester gas combination boiler is less than ten years old and has been serviced annually, providing buyers with added peace of mind.

Let's Take A Closer Look At The Area

Located in Westgate area of Morecambe, this true bungalow provides purchasers with a plethora of shops including two national supermarkets, local convince shops, public houses and eateries, all within walking distance. For those who commute, the Bay Gateway is located an approximate 5 minute driveway, providing access to the M6 motorway in approximately 15 minutes. For those who don't drive, local

bus services provides access in and around the area meaning this property is certainly well connected. For young families, highly regarded primary and secondary schools lie close by, as well as the breath-taking Morecambe Bay promenade, perfect for seaside strolls where views towards the Lakeland Fells can be admired.

Let's Step Outside

To the front of the property is off-road parking for one vehicle, enclosed by a brick-built boundary wall and gated access, providing an added degree of privacy and security. The front and rear gardens have been thoughtfully paved to create attractive, low-maintenance outdoor spaces that are easy to maintain throughout the year. The rear garden further benefits from a useful wooden storage shed and a versatile garden room/man cave, complete with electricity, making it an ideal space for entertaining, relaxing, or use as a hobby room. The current setup includes provision for a television and a bar area.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN128994

Council Tax Band

This home is Band B under Lancaster City Council.

Viewings

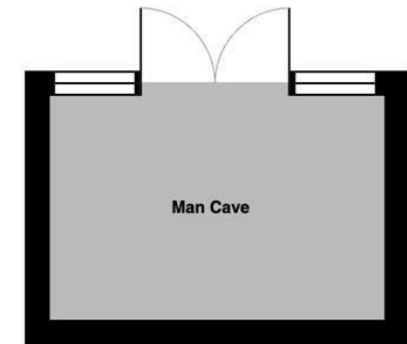
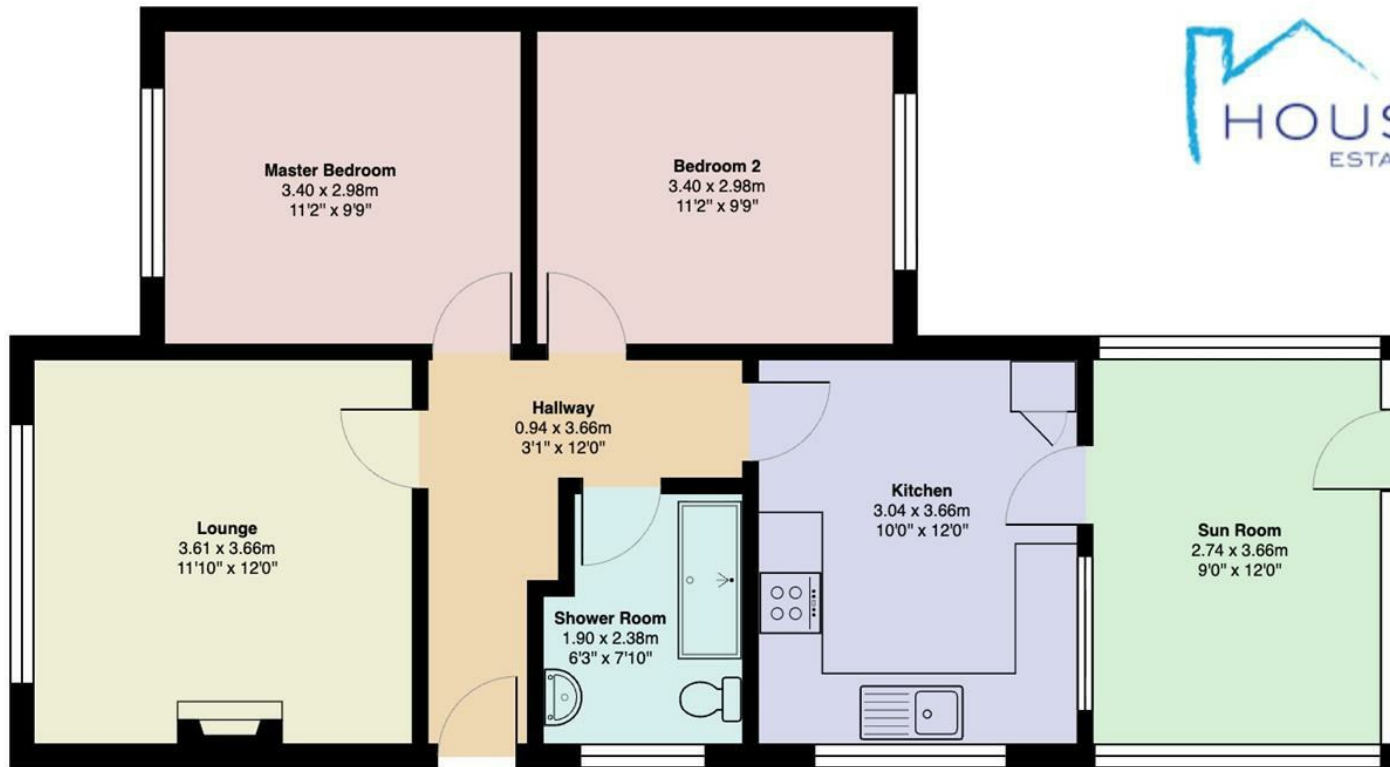
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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

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