

# 10 Westbourne Road, Middleton, Morecambe, LA3 3JY



**£260,000**



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

A well-presented semi-detached two-bedroom true bungalow, offering charming features and a beautifully maintained garden, located in the ever-popular semi-rural village of Middleton.

The property welcomes you into a spacious entrance vestibule, ideal for coats and boots, leading through to an impressive open-plan lounge and kitchen/diner. This generous living space would comfortably accommodate a large dining table, making it perfect for both everyday living and entertaining. The lounge flows effortlessly into the kitchen, which features elegant period-style blue cabinetry, beautifully complemented by a striking ceramic double sink.

The main bedroom benefits from a dressing room, which offers potential to be converted into an en-suite, subject to the necessary consents. The second bedroom enjoys direct access to the garden via patio doors. The bathroom is modern and tastefully finished, featuring high-quality fittings along with both a bath and a walk-in shower for added convenience. Externally, the property boasts a beautifully presented rear garden, enjoying a private outlook and acting as a real sun trap. To the front, there is the added benefit of off-road parking.

The village of Middleton is surrounded by beautiful countryside, with the property conveniently positioned for access to amenities in the neighbouring villages of Overton and Heysham, including local shops and schools. Excellent transport links are available via regular bus services and the Bay Gateway, offering easy access to the M6 motorway and onward travel to the Lake District and beyond.

**Entrance vestibule**



Laminate floor space for coats and boots, latch door to the lounge and kitchen.

**Open Plan Lounge**



The lounge features a double glazed window to the front, laminate flooring, and a radiator, along with access to the loft, which is boarded and benefits from power and lighting.

**Kitchen/Diner**



Double glazed window to the front, range of matching cabinets finished in a period blue with complimentary work surfaces, ceramic double sink, breakfast bar and stools, space for fridge/freezer, plumbing for washing machine, cuisine master cooker with a five ring gas hob and extractor hood, three electric ovens, boiler water tap, laminate floor and space for dryer.

**Inner Hallway**



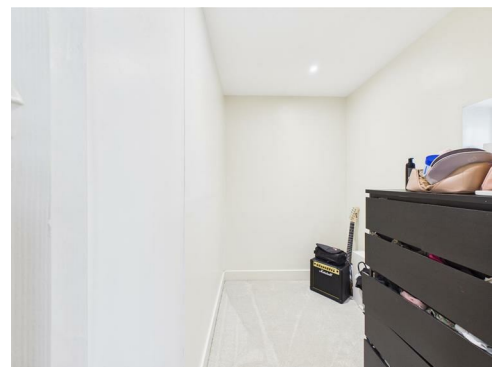
Double glazed door to the garden, laminate floor.

**Bedroom One**



Double glazed window to the rear, exposed brick wall, laminate floor, radiator.

**Dressing Room**



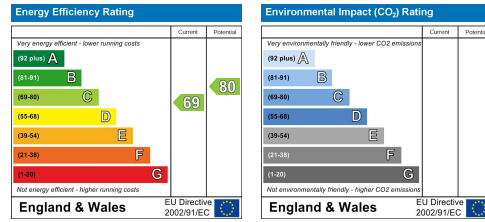
Single glazed window to the rear and a carpeted floor. This room also offers potential to be converted into an en-suite shower room if required.



**Bedroom Two**

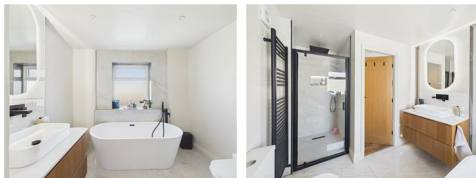


Boiler 2 years old  
New bathroom 6 months old.  
New front door and back door.



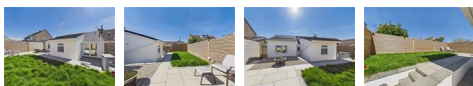
Double glazed patio doors to the garden, built in cupboard housing the gas boiler, carpeted floor, radiator.

**Bathroom**



Double glazed frosted window to the rear, free standing bath with shower attachment, vanity unit with inset wash hand basin, walk in shower cubicle with thermostatic shower, extractor fan, heated towel rail, underfloor heating, tiled floor, W.C.

**Outside**



Off-road parking is available to the front, with a gated access leading to the rear. The fully enclosed rear garden enjoys a sunny aspect and features a lawn, various patio areas, and an external power point. Beautifully maintained throughout, the garden also offers a secluded sun lounge area, providing a sense of privacy and tranquillity.

**Useful Information**

Tenure Freehold  
Council Tax Band (B) £1,914.17



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Approximate total area<sup>m</sup>  
893 ft<sup>2</sup>  
82.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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