

88 West End Road, Morecambe, LA4 4DY



£220,000



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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

This fantastic extended three-bedroom semi-detached family home is situated in the popular coastal town of Morecambe and offers an impressive amount of versatile living space, perfect for modern family life.

Step inside and you'll immediately appreciate the generous accommodation on offer. The welcoming lounge features a beautiful bay window and an attractive fireplace, creating a cosy yet elegant living space. At the heart of the home is the stunning open-plan kitchen and dining room, complete with a gorgeous Belling range cooker and plenty of room for entertaining family and friends. Leading from the kitchen is a practical utility room and a convenient ground floor WC.

Adding further flexibility to the ground floor is a bright conservatory and an additional room currently used for storage, which would make an ideal home office, gym, hobby room or playroom depending on your needs.

The first floor offers three well-proportioned bedrooms and a modern shower room, while the spacious loft room provides excellent additional space with a variety of potential uses.

Externally, the property benefits from off-road parking to the front and a beautifully designed rear garden. Thoughtfully landscaped with a range of seating areas, established planting and productive growing spaces, it provides a wonderful outdoor retreat for relaxing, entertaining and enjoying family time.

Offering spacious, adaptable accommodation both inside and out, this superb home is perfectly suited

to growing families seeking a property that combines comfort, practicality and lifestyle in equal measure.

A wide range of amenities can be found close by, including local shops, cafés and everyday conveniences, along with Morecambe town centre, the railway station and regular bus services. Regent Park and the popular seafront promenade are both within easy walking distance, providing excellent opportunities for leisure and recreation.

Entrance Hallway



Laminate flooring, double glazed window to side, stairs to the first floor, radiator.

Lounge

Double glazed bay window to the front, feature ornate wood surround fireplace with inset electric fire, laminate flooring, radiator.

Open Plan Kitchen & Dining Room



Double glazed window to the side, range of matching crafted cabinets with complimentary work surfaces, Belling range cooker with a seven ring gas hob, extractor hood, two

electric ovens and grill, warming oven, dining area, radiators, laminate flooring, door to the utility room.

Utility Room

Double glazed door to the garden and double glazed window to the side, plumbing for washing machine, space for dryer, extractor fan, vinyl floor, door to the W.C.

W.C.

Wash hand basin, vinyl floor, W.C.

Conservatory



Wonderful room with views over the garden, laminate floor, radiator.

Office/Store Room/Gym

This versatile room offers a variety of potential uses and is currently utilised for storage. It would make an ideal home office for those working remotely, a home gym, hobby room, or could be adapted to suit a range of individual requirements. combi boiler, laminate flooring

First Floor Landing



Double glazed window to the side, carpeted floor and access to the loft.

Loft Room

Pull down ladder, double glazed Velux window, fully boarded with power and light.

Bedroom One



Double glazed window to the rear, built in wardrobes, laminate flooring, radiator.

Bedroom Two



Double glazed window to the front, built in wardrobes, laminate flooring, radiator.

Bedroom Three



Double glazed window to the front, laminate flooring, radiator.

Shower Room



Double glazed frosted window to the rear, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, vinyl flooring, radiator, W.C.

Outside



Ample off-road parking is available to the front, with gated access leading to the rear garden. The beautifully maintained, fully enclosed rear garden has been thoughtfully designed to create a wonderful outdoor retreat, featuring raised flower beds, established fruit trees, a productive vegetable garden, and a variety of patio seating areas ideal for relaxing or entertaining. Further benefits include an outside water tap and two useful storage sheds.

Useful Information

Tenure Freehold
Council Tax Band (B) £1,947
New Roof In 2024
Gas Boiler 6 years Old
Not On A Water Meter

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Stop energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
69	81		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





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