



11 Westgate Park Road,  
Morecambe, LA4 4RN

11 Westgate Park Road, , Morecambe

## ***The property at a glance***

2  1  1 

- Semi Detached Bungalow - Offered With No Chain Delay
- Two Bedrooms
- Spacious Living Room
- Kitchen & Wet Room
- Lovely Enclosed Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Band: B
- EPC: D
- Convenient for shops and transport links



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# **£180,000**

# *Get to know the property*

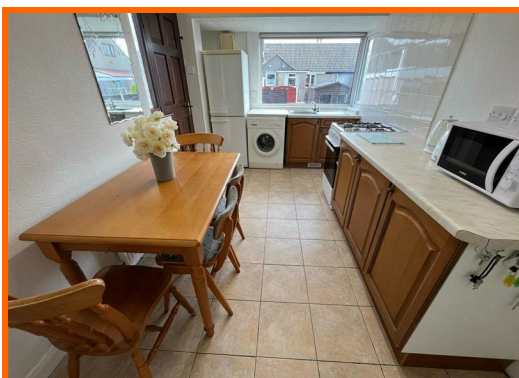
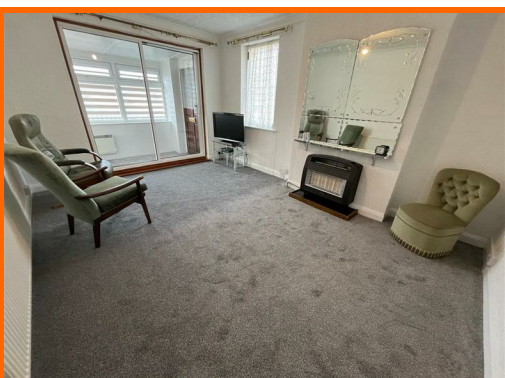
Situated in the popular area of Westgate Park Road, Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the kitchen diner, which boasts ample space for dining and cooking, making it a wonderful area for family gatherings or casual meals.

The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property benefits from a driveway and garage, providing parking for up to two vehicles, which is a significant advantage in this desirable location.

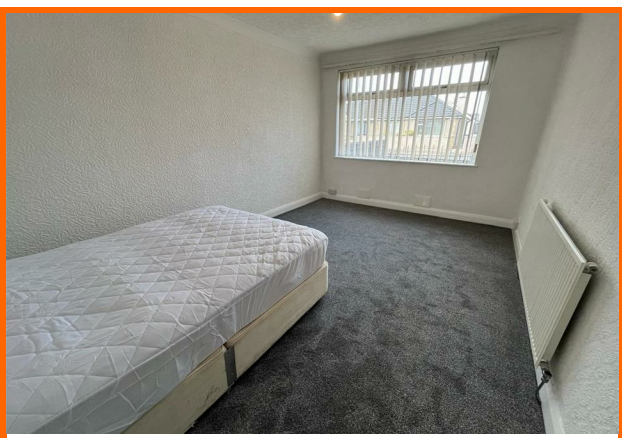
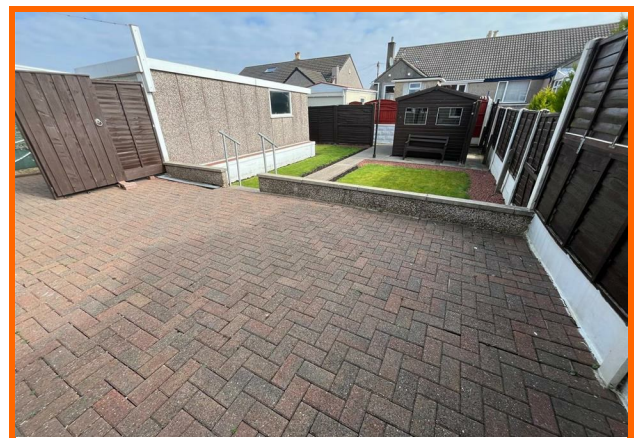
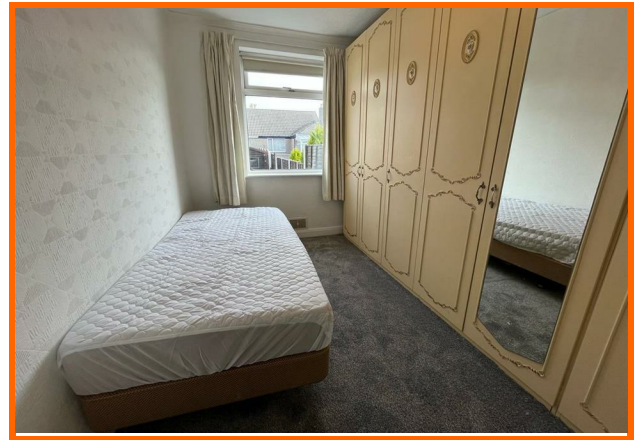
One of the standout features of this property is the lovely enclosed rear garden. This outdoor space includes a patio area, ideal for al fresco dining or enjoying a morning coffee, as well as a well-maintained lawn, perfect for children to play or for gardening enthusiasts to cultivate their green thumb.

In summary, this semi-detached bungalow on Westgate Park Road is a wonderful opportunity for those seeking a comfortable and practical home in Morecambe. With its appealing features and lovely garden, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.





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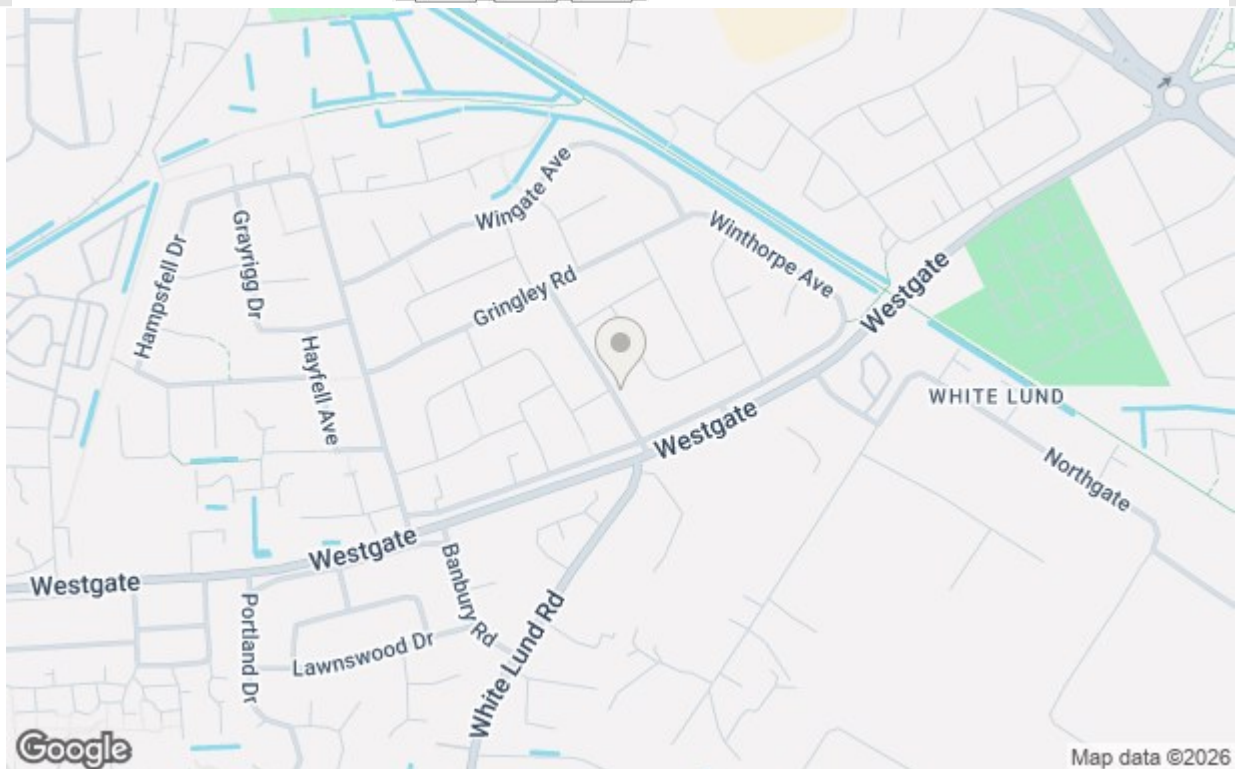
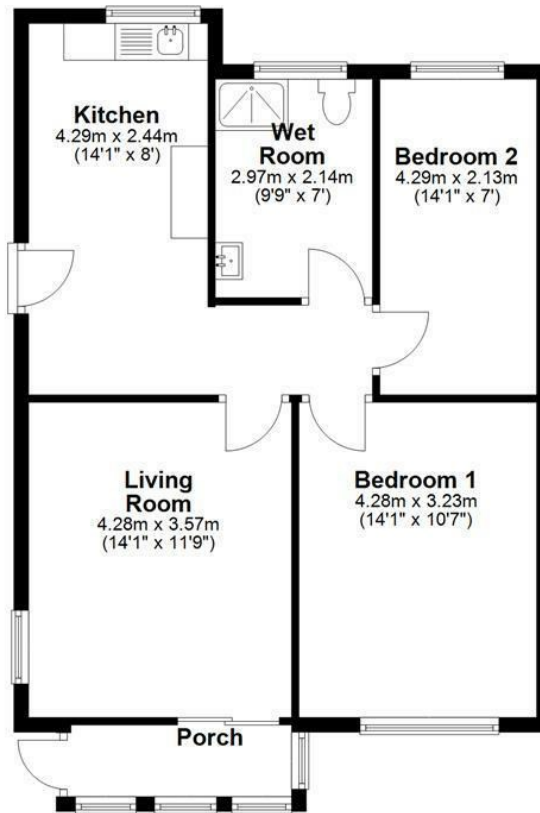
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# Take a nosey round

Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			