



11 Westgate Park Road,  
Morecambe, LA4 4RN

11 Westgate Park Road, , Morecambe

## *The property at a glance*



- 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



Get in touch today

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# £176,000

# 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.

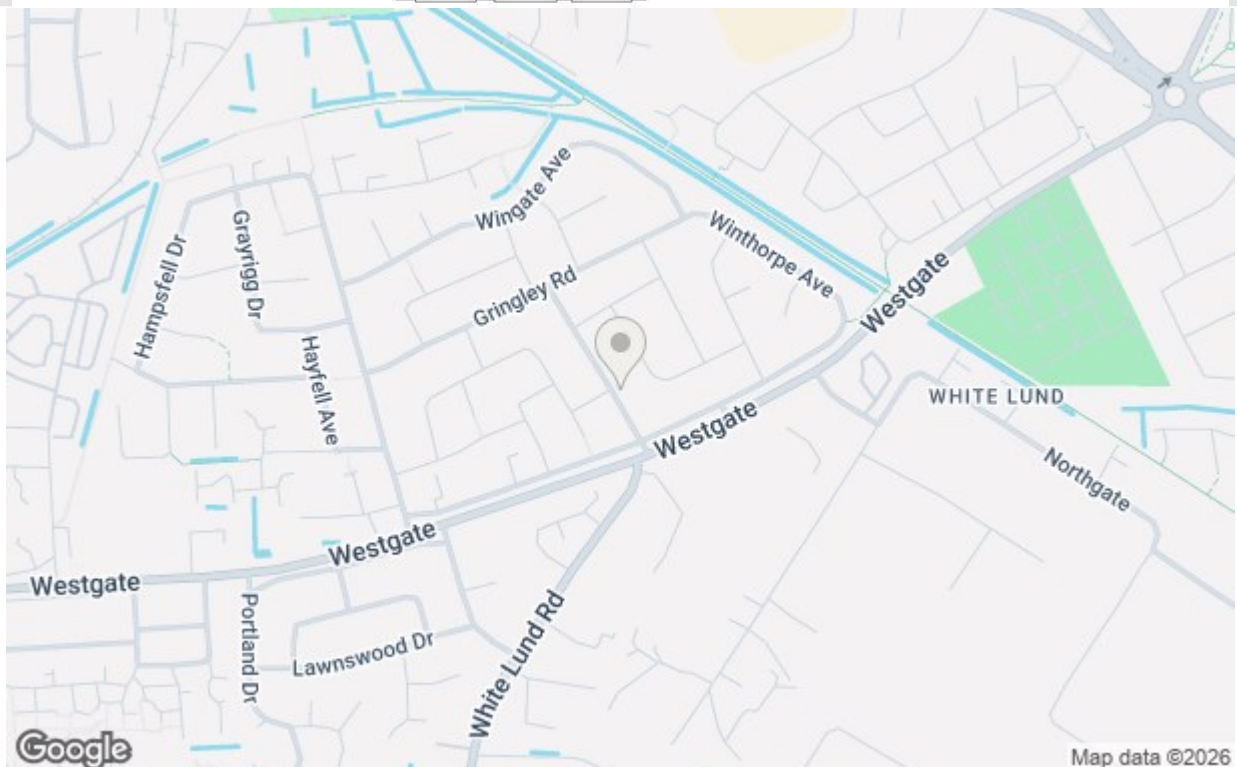
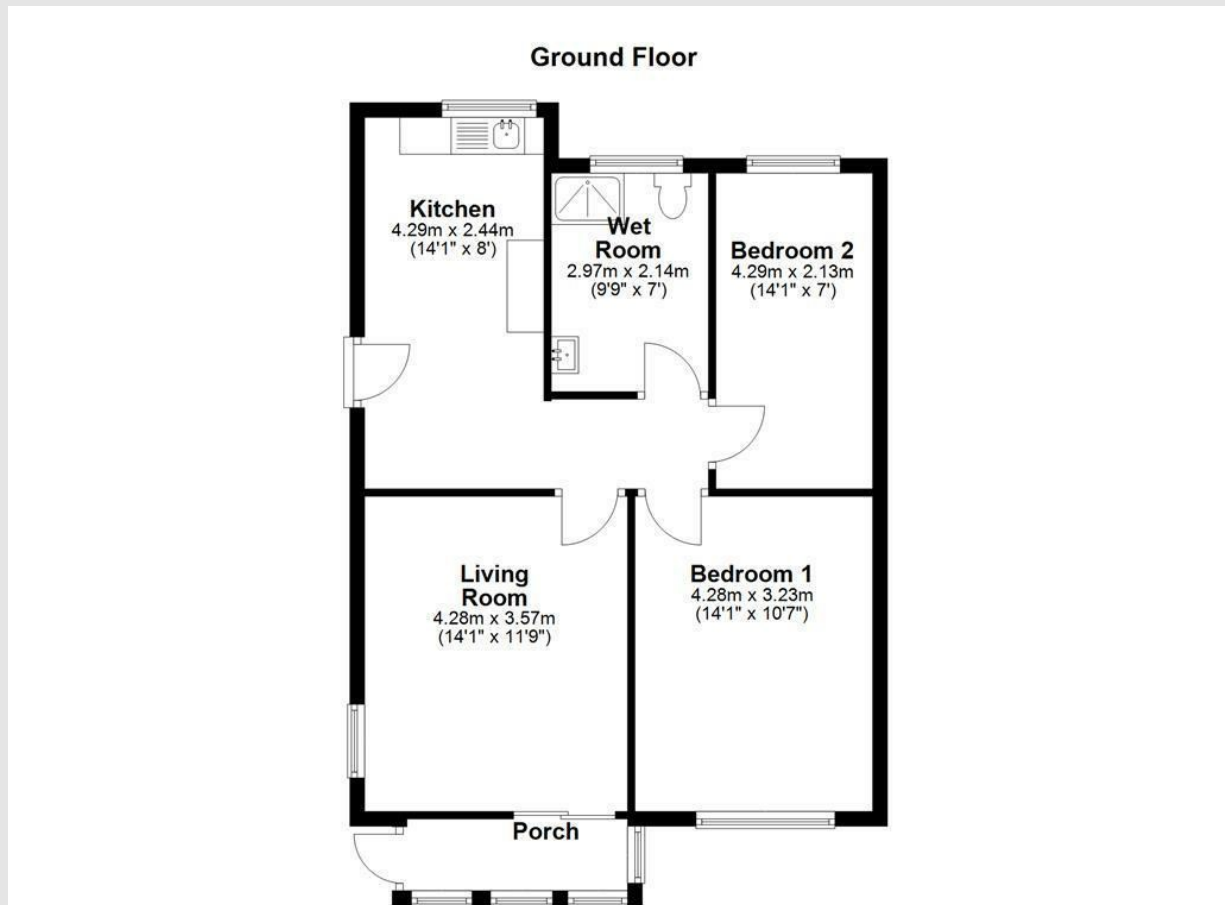


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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-28) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-28) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>86</b>		<b>64</b>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	