





The accommodation

This versatile and spacious home really does offer value for money, with sizable and well proportioned rooms throughout. The welcoming entrance hallway provides access to a ground floor bedroom, a utility room and a shower room. With the facilities available it could make ideal ancillary/annex accommodation for an elderly relative or teenager. The first floor boasts superb open plan, light, airy accommodation with an open plan lounge/dining room feeding into a kitchen/breakfast area. The top floor hosts three more bedrooms and the family bathroom.

Let's look outside.

The property has a double driveway to the front affording off street parking for two cars. To the rear is a pleasant garden which backs onto the cycle track, comprising patio and lawn with decorative flower bed borders and an outside tap.

The situation

The property is to be sold with full vacant possession and no onward chain.

The location

Located just south of Morecambe's beautiful seafront, Westgate is a well-connected and popular residential area offering a great balance of convenience, community, and coastal living. With a wide range of local amenities, excellent transport links, and easy access to both Morecambe Bay and Lancaster, Westgate is an ideal place for families, professionals, and retirees alike. Westgate benefits from a host of local shops, supermarkets, cafés, and pubs, as well as several highly regarded schools and recreational facilities. The nearby Bay Gateway provides quick connections to the M6 motorway, making travel across Lancashire and beyond simple and efficient. Morecambe's town centre and promenade are only a few minutes away, offering stunning bay views, leisure attractions, and the promise of the exciting Eden Project Morecambe development. For commuters and those seeking easy access to larger towns and cities, Lancaster is just a short drive or bus ride away, offering a wealth of shopping, culture, and a direct Western Coastline rail link to Manchester, Preston, and further afield.

Services

The property is serviced with gas, electricity, mains water and drainage. The boiler was fitted circa 2018.

Tenure

The property is Freehold - Title number LA824078.

Council Tax

Band B via Lancaster City Council.

Viewings

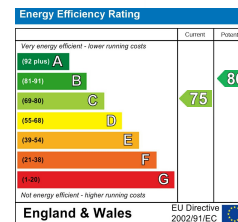
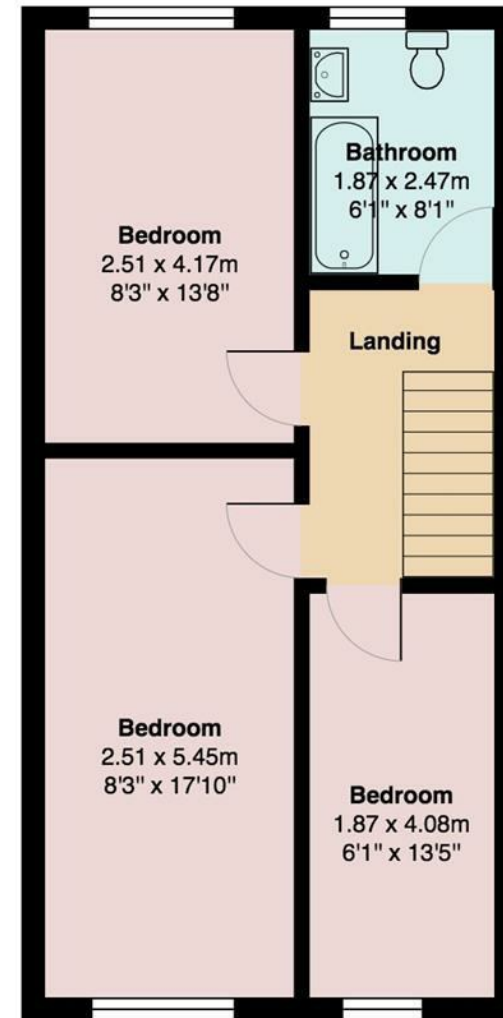
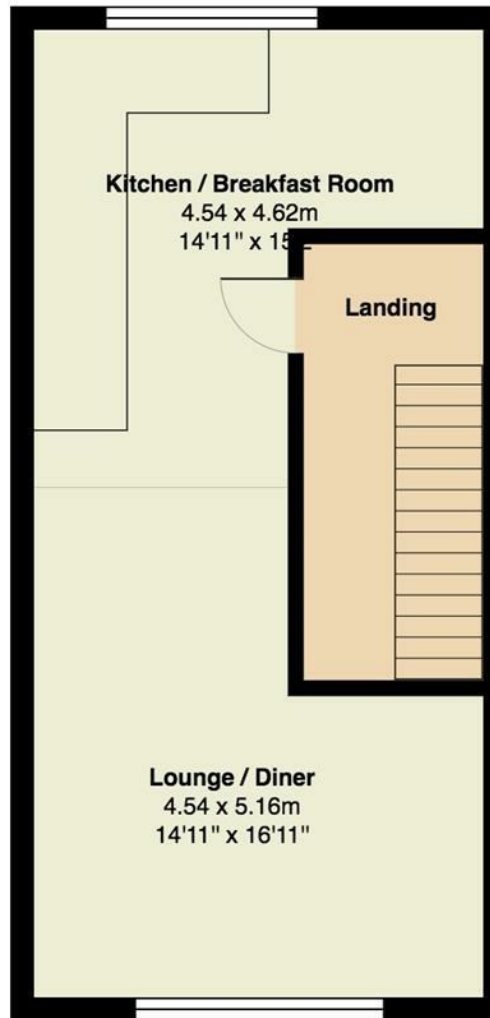
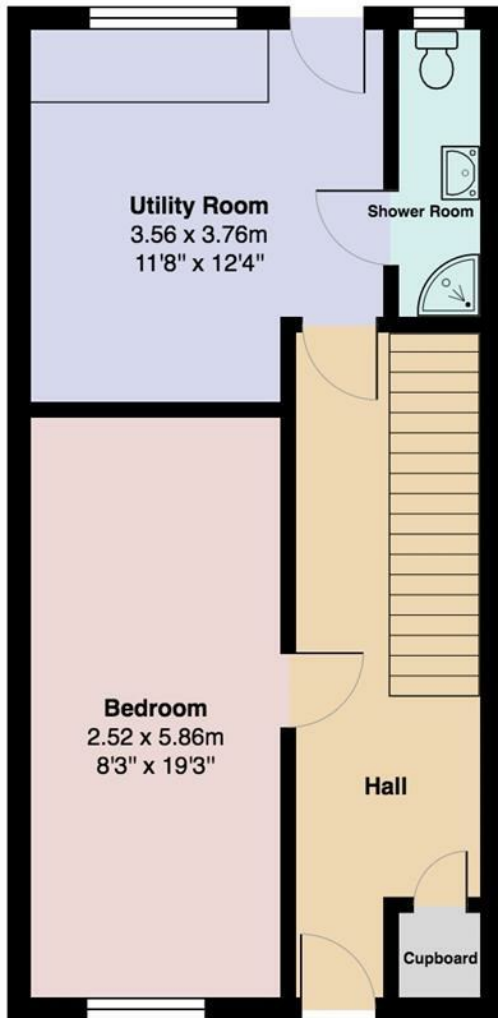
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

The property has a very good, C rating. The certificate is fully available online but for any further queries feel free to contact the agent.







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