HOUSECLUB
ESTATE AGENCY

38 Ennerdale Avenue, Morecambe, LA4 5UQ

Asking price £98,000

Inside The Home

A well-proportioned two-bedroom ground-floor apartment, ideally suited to first-time buyers, downsizers, future planners or professionals seeking a convenient and low-maintenance home. Accessed via a secure communal hallway, the apartment opens into a welcoming entrance hall with a useful storage cupboard. The kitchen is positioned to the right and provides space for an oven and fridge/freezer, while the spacious lounge offers a comfortable and relaxing area for everyday living. There are two good-sized double bedrooms, with the master bedroom benefiting from a useful cupboard providing additional storage for clothing or other belongings. The bathroom comprises a three-piece suite with an overhead shower.

Offering generous accommodation and excellent accessibility, this apartment is ideally located for those requiring convenient links to the M6 and Bay Gateway, as well as easy access to Morecambe and Lancaster. An excellent opportunity for anyone looking for a practical first home, a manageable property to downsize into or a convenient base for commuting.

Let's Take A Closer Look At The Area

Located in Westgate area of Morecambe, this provides purchasers with a plethora of shops including two national supermarkets, local convince shops, public houses and eateries, all within walking distance. For those who commute, the Bay Gateway is located an approximate 5 minute driveway, providing access to the M6 motorway in approximately 15 minutes. For those who don't drive, local bus services provides access in and around the area meaning this property is certainly well connected. For young families, highly regarded primary and secondary schools lie close by, as well as the breath-taking Morecambe Bay promenade, perfect for seaside strolls where views towards the Lakeland Fells can be admired.

Let's Step Outside

The apartment complex benefits from well maintained communal gardens, secured by fencing.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Leasehold. Title number: LAN192394. The lease is 125 years from April 2017 (116 years remaining). The Ground rent is £10 annually and the Management/Service charges are variable but this is the summary of what was due this year: Management Expenses 221.75, Insurance 113.54, Ground Rent 10.00, Total Annual Cost 638.07, Applicable VAT 0.00, Total Service Charge 638.07. This has been paid in full until April/May 2027.

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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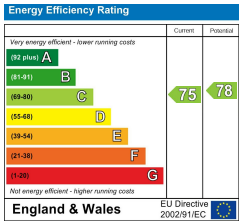

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