



112,  
Westgate, Morecambe, LA3  
3DG

112, Westgate, , Morecambe

## The property at a glance

- Two Bedroom Bungalow
- Ample Parking and Driveway
- Spacious Back Garden with Storage
- Two Bedrooms
- Fitted Bathroom
- Fitted Kitchen
- Available Now
- Council Tax Band C
- EPC Rating D

**R&B**  
ESTATE AGENTS

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**£950**

# Get to know the property

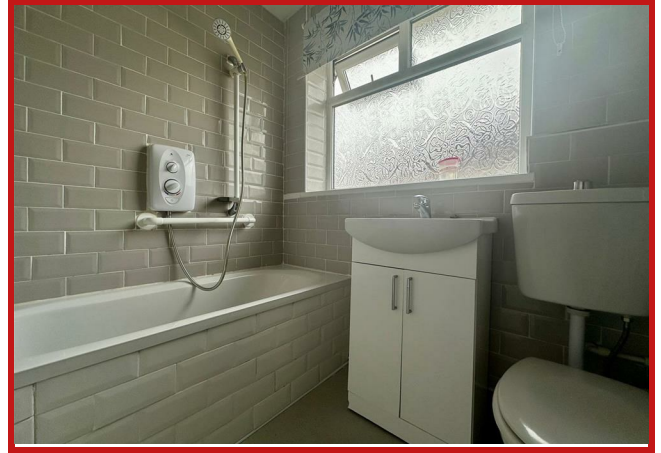


Welcome to this charming bungalow located in the picturesque area of Westgate, Morecambe. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there is ample space for a small family or guests to stay over. The well-maintained bathroom offers convenience and functionality.

\*\*\*\*Click the Contact Agent Button to Request a viewing \*\*\*



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LA3 3DG



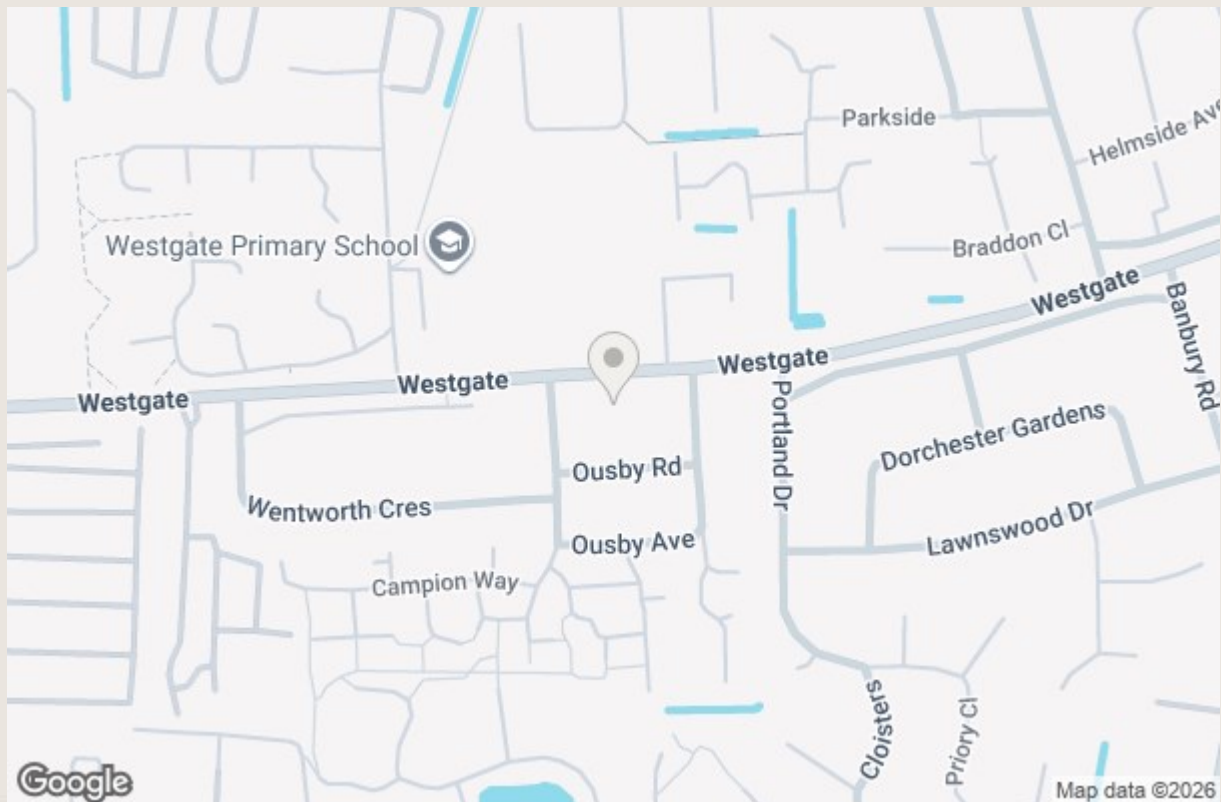
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">85</span>  <span style="font-size: 1.5em; font-weight: bold;">68</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">85</span>  <span style="font-size: 1.5em; font-weight: bold;">68</span> </div>
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