



132 Hampsfell Drive

Morecambe, LA4 4TP

Guide Price £110,000

132 Hampsfell Drive

Morecambe

A ground floor flat, forming part of a small and well-established block of just four properties, constructed in 1960 and set back from the road, offering a pleasant degree of privacy.

The accommodation would now benefit from upgrading, however this represents a fantastic opportunity for investors to add value, while owner-occupiers will equally enjoy the chance to put their own stamp on the property. The flat does not presently have any central heating but there is a gas-fired boiler for hot water and PVC double glazing.

Internally, the accommodation comprises a central entrance hall with two useful store cupboards, one housing the boiler and the other providing general storage. Leading off the hall is a reception room with space for both sitting and dining, along with a kitchen and shower room. There are two bedrooms, including a double bedroom and a single bedroom, the latter enjoying the added benefit of a door opening directly onto the rear garden.

Externally, the property boasts a low-maintenance, fenced rear garden and a detached single garage, adding further appeal and practicality. Overall, this is an excellent opportunity to acquire property with strong potential in a convenient and established setting.





Location

Situated in the popular residential Westgate area of Morecambe, this location offers a convenient and well-connected setting ideal for a wide range of buyers. There is a local primary school and Westgate precinct within comfortable walking distance, providing a convenience store and Fish & Chip takeaway, there are also larger shops on the main road (Lidl and Home Bargains) in walking distance as well as a couple of pubs and the football ground. Morecambe Promenade can be reached within a couple of miles, perfect for seaside walks, leisure activities and enjoying the stunning coastal views across Morecambe Bay. For a broader selection of shopping, dining and cultural amenities, the historic city of Lancaster is c. 4.3 miles away. Whether travelling for business or pleasure, all will appreciate the excellent access to the M6 (J34), which is easily reached via the Bay Gateway (c. 4.3 miles), offering swift links to the wider North West and beyond. Tat just over 2 miles away, the nearest station is at Morecambe with frequent services to Lancaster which sits on the main west coast line. Overall, Westgate combines a quiet neighbourhood, local convenience with strong transport links and easy access to both coast and city.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words famous.mixed.funded

Download the **what3words** App or go online for directions straight to the property.

Services

Mains electricity, gas, water and drainage. MAIN Multipoint gas powered hot water boiler. Electric heaters in the hall and main bedroom.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

The first floor flat owns the freehold to the ground floor flat and the ground floor flat owns the freehold to the first floor flat. Both flats are then held on the balance of 999 year leases subject to peppercorn rents. Each party pays their own insurance and any repairs are shared jointly.

Included in the sale

Fitted carpet, curtains, curtain poles, blinds, light fittings, wardrobes in Bedroom 1 and shed are included in the sale.

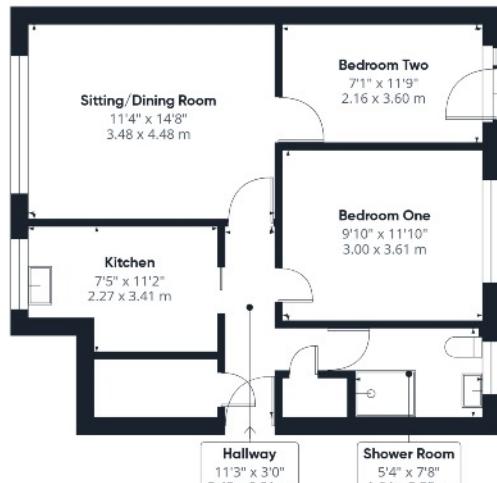
Please note

The lease stipulates use as a private dwelling, no caravans for longer than 24 hours in one month, no building in the garden, parking permitted within boundary unless it blocks access to neighbouring garage.

Local Authority charges

Lancaster City Council – Council Tax band A





MATTHEWS
 BENJAMIN

Approximate total area⁽¹⁾
 703 ft²
 65.4 m²



Floor 0 Building 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	43 E	50 E
1-20	G		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.