



6 Wingate Avenue,  
Morecambe, LA4 4SH

6, Wingate Avenue, Morecambe

## *The property at a glance*

4  1  1 

- Semi Detached Bungalow
- Four bedrooms
- Lounge, Kitchen & Shower Room
- Front & Rear Gardens
- Driveway
- Tenure: Freehold
- Council Tax: B
- EPC Rating: TBC
- Beautifully renovated
- Popular Residential Location



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# £350,000

# Get to know the property



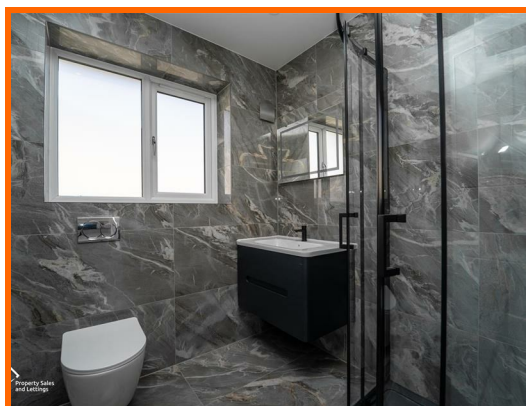
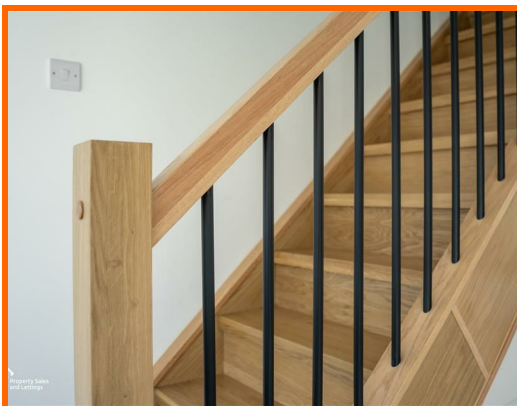
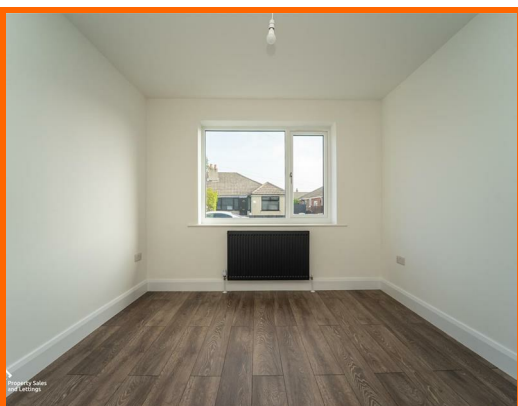
Nestled on the charming Wingate Avenue in Morecambe, this beautifully renovated semi-detached bungalow offers a perfect blend of modern living and comfort. With four well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat.

As you enter, you are welcomed into a spacious reception room that exudes warmth and style, providing an inviting space for relaxation and entertaining. The modern kitchen is a highlight of the property, featuring contemporary fittings and ample storage, making it a delightful area for culinary enthusiasts. The contemporary bathroom has been thoughtfully designed to offer both functionality and elegance.

The exterior of the property is equally impressive, boasting landscaped front and rear gardens that provide a serene outdoor space for enjoyment. Whether you wish to host summer barbecues or simply unwind in the fresh air, these gardens are sure to impress.

Additionally, the property offers convenient parking for two vehicles, ensuring ease of access for you and your guests. This bungalow is not just a house; it is a home that has been lovingly updated to meet the needs of modern living while retaining its charm.

In summary, this semi-detached bungalow on Wingate Avenue is a rare find, combining stylish interiors with





### Entrance Vestibule

Beautiful outdoor spaces, a lovely quiet location. It is a perfect opportunity for anyone looking to settle in a welcoming community in Morecambe. Do not miss the chance to make this stunning property your new home.

### Reception Room

UPVC double glazed window, smoke alarm, 6X Spotlight, gas central heating radiator, door leading into bedroom two, open to kitchen, wood marble effect floor panels.

### Kitchen

UPVC double glazed French doors leading to rear, 6X spotlights, smoke alarm, gas central heating radiator, panelled in line wall and base units, marble affect laminate worktop and splashback, composite sink mixer tap, four ring induction Samsung hob, electric oven, built in fridge freezer, plumbing for dishwasher, plumbing for washing machine, glow worm concealed combination Boiler, wood panel floor marble effect, pop up socket.

### Bathroom

UPVC double glaze frosted window, 4X spotlights, gas central heating towel radiator, full marble tile walls and floor, wall mounted dual flush plate WC, vanity top mounted sink mixer tap, direct feed corner shower, waterfall head and rinse head.

### Bedroom Two

UPVC double glazed window, gas central heating radiator, laminate floor.

### Bedroom Three

UPVC double glazed window, gas central heating radiator, laminate floor.

### Bedroom Four

UPVC double glazed window, gas central heating radiator, laminate floor.

### First Floor- Bedroom One

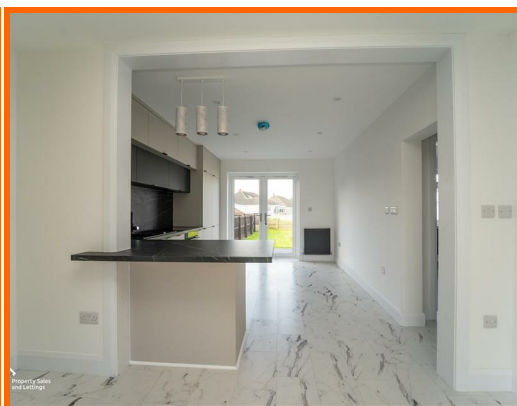
UPVC double glazed Velux window, gas central heating radiator, laminate floor access to eaves, smoke alarm, stairs leading to ground floor.

### Front

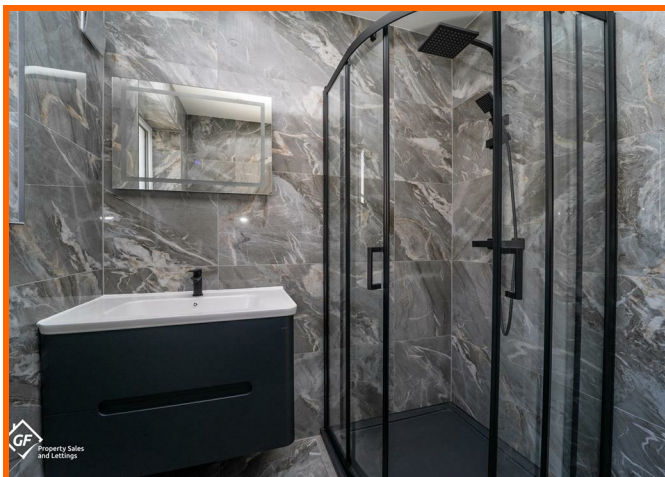
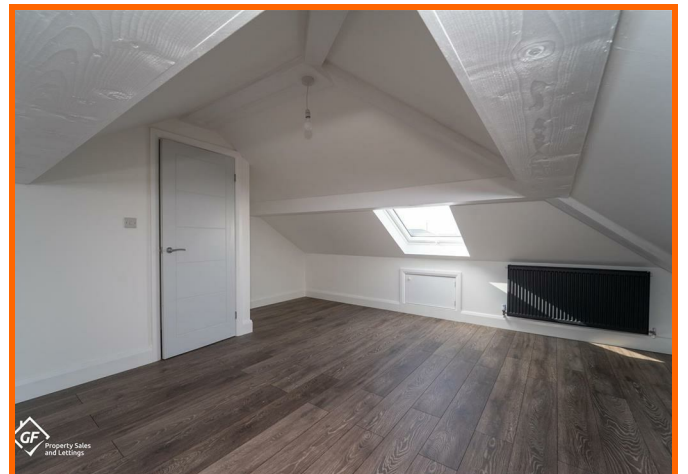
Laid to lawn, concrete drive leading to outbuilding, external wall insulated.

### Rear

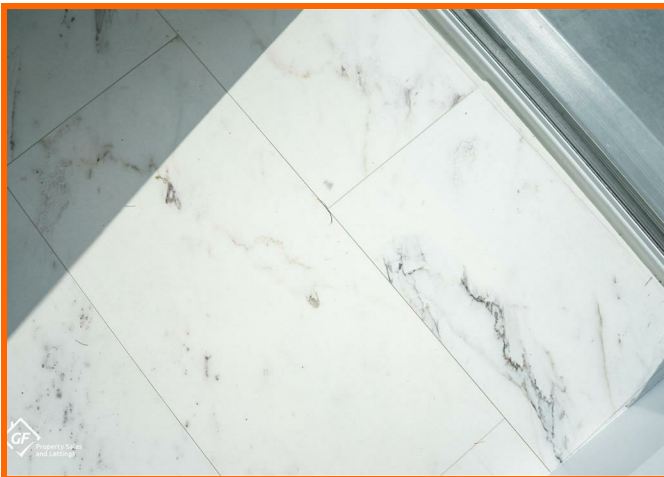
Laid to lawn, paving, external wall insulated.



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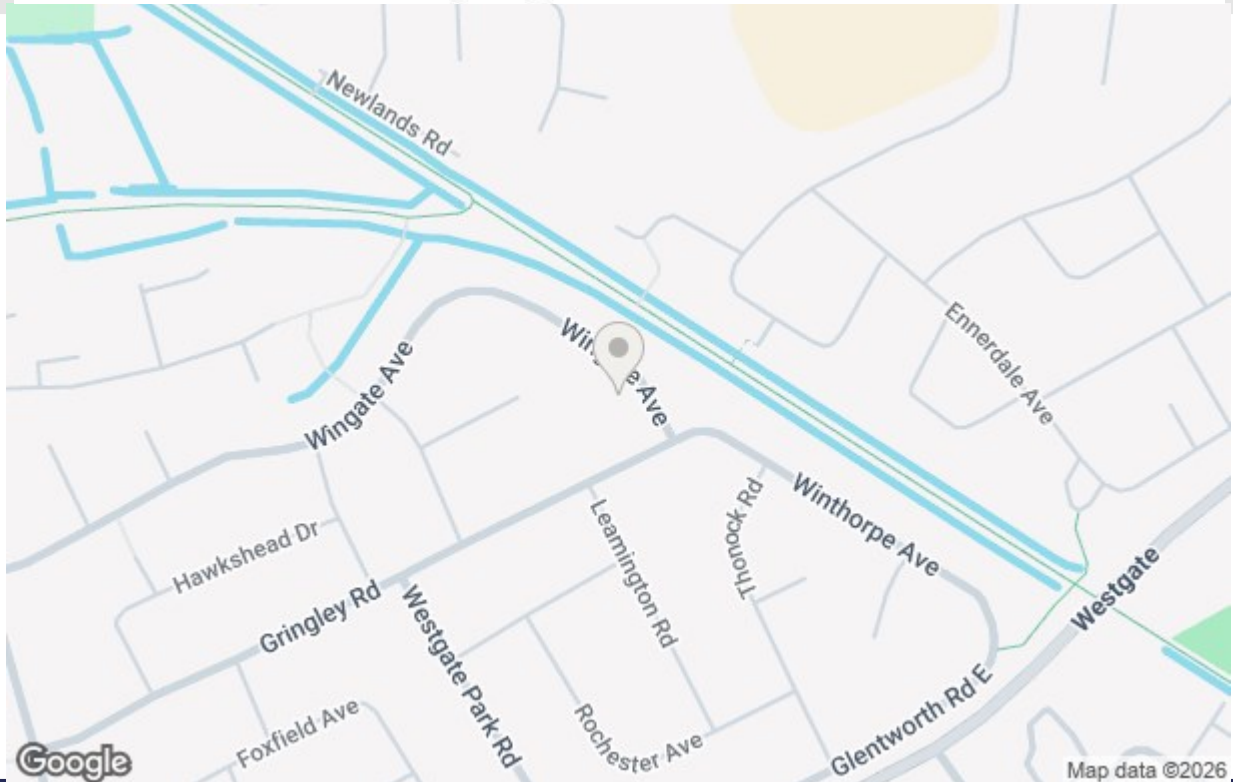
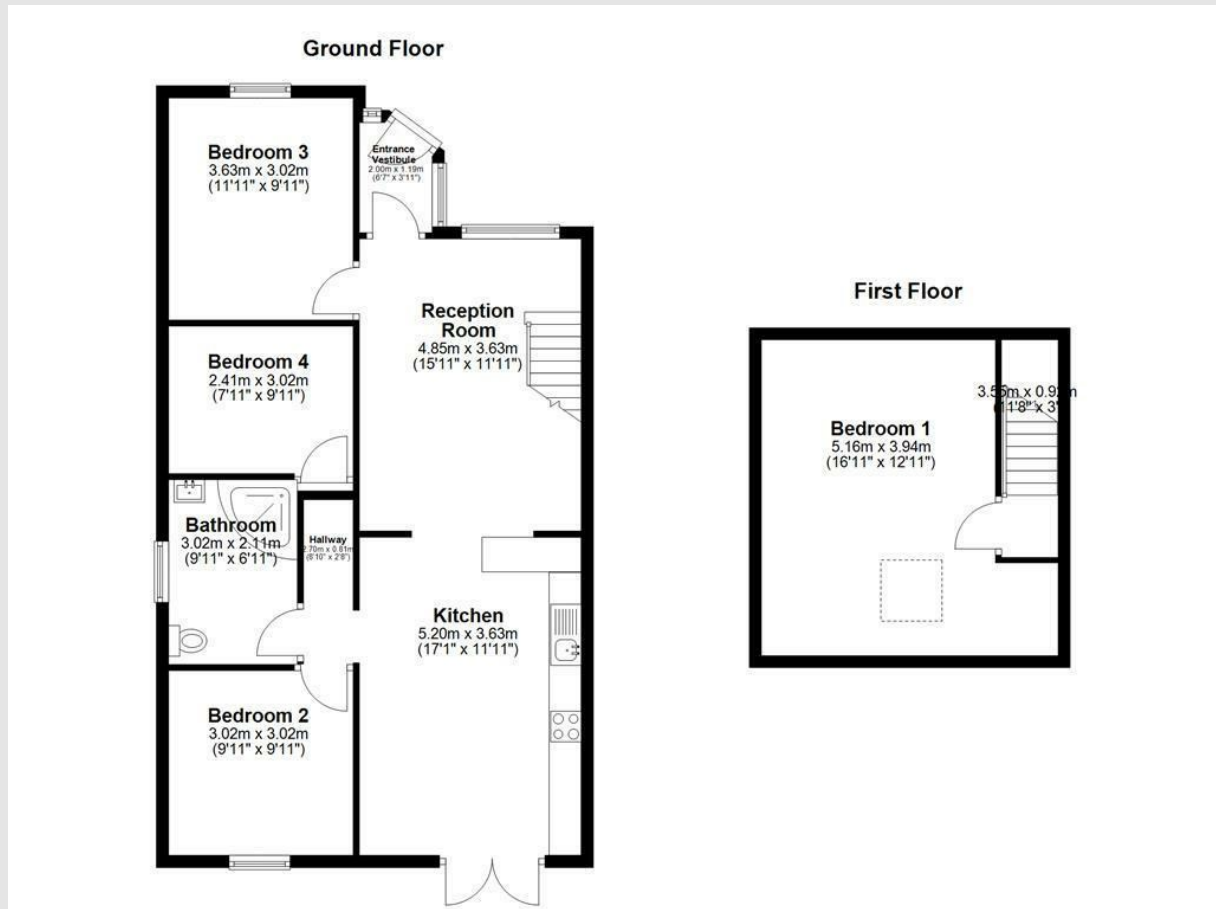
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# Take a nosey round



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(45-60) <b>C</b>		
(35-44) <b>D</b>		
(29-34) <b>E</b>		
(21-34) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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