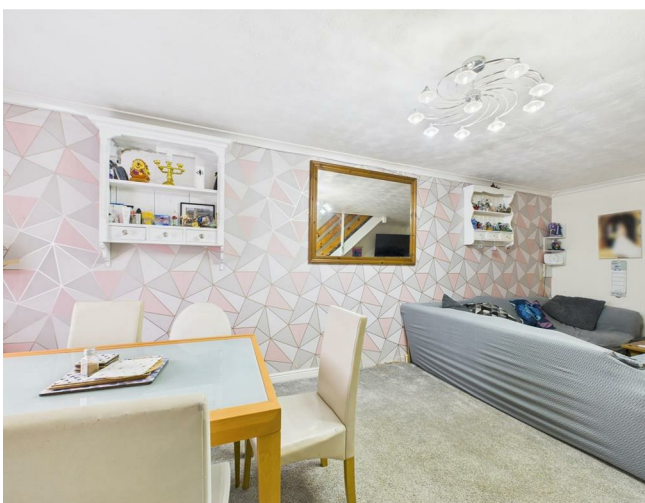


15 Witherslack Close, Morecambe, LA4 4UN



£175,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

This three-bedroom semi-detached home is pleasantly positioned within a quiet cul-de-sac, offering a comfortable and practical layout ideal for modern family living. The ground floor features a bright and spacious open-plan lounge and dining area, creating a sociable space for relaxing and entertaining, which flows seamlessly through to a generously sized kitchen with ample worktop and storage space.

On the first floor, the property offers three well-proportioned bedrooms along with a family bathroom, providing flexible accommodation to suit a range of needs, whether for bedrooms, home office space, or guest use.

Externally, the home benefits from off-road parking to the front, while to the rear is a large garden offering excellent outdoor space for families, gardening enthusiasts, or summer entertaining.

Westgate is a highly regarded residential area of Morecambe, offering a peaceful setting while remaining well connected with convenient access to Bare and Torrisholme, as well as easy routes into Morecambe town centre.

Day-to-day amenities are close at hand, with no need to travel far. The area benefits from a popular primary school, a parade of local shops and businesses, supermarkets, and a GP surgery, along with a wide range of other everyday services.

Entrance Vestibule

Open to the lounge.

Open Plan Lounge/Dining Room



Stairs to the first floor, carpeted floor, dining area.

Kitchen



Double-glazed window to the rear, range of matching cabinets, stainless steel sink, four-ring gas hob and electric oven, combi gas boiler, space for fridge/freezer, plumbing for washing machine, double-glazed door to the garden, plumbing for dishwasher, tiled floor.

First Floor Landing



Access to the loft, which is not boarded, carpeted floor, radiator.

Bedroom One



Double-glazed window to the front, carpeted floor, radiator.

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Three



Double-glazed window to the rear, carpeted floor, radiator.

Bathroom



Double-glazed frosted window to the side, panelled bath with shower attachment, vanity unit with inset wash hand basin, wood-effect vinyl floor, radiator, W.C.

Outside



Paved garden to the front with off-road parking. Fully enclosed low-maintenance rear garden with a paved patio area and a storage shed.

Useful Information

Tenure Freehold
Council Tax Band (B) £1,873

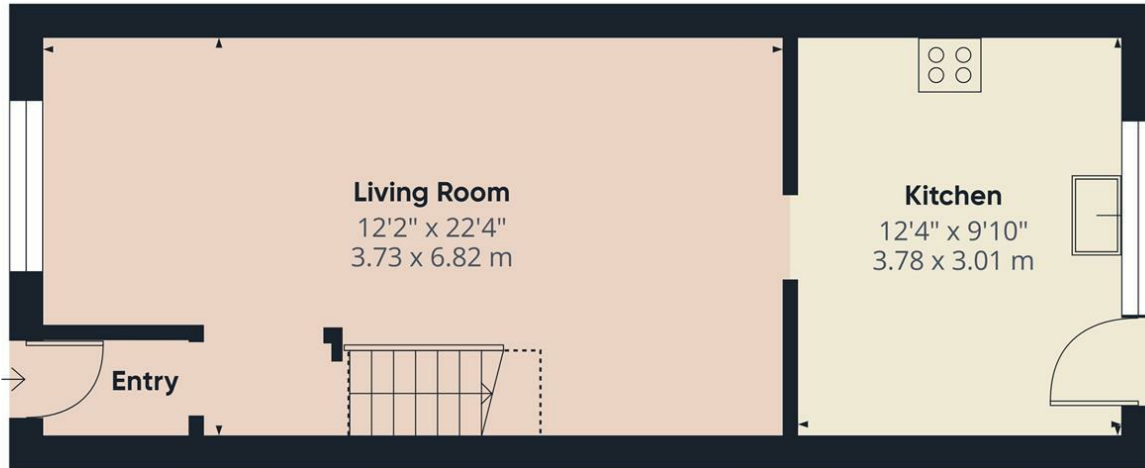
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82-91) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(29-54) E</p> <p>(11-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



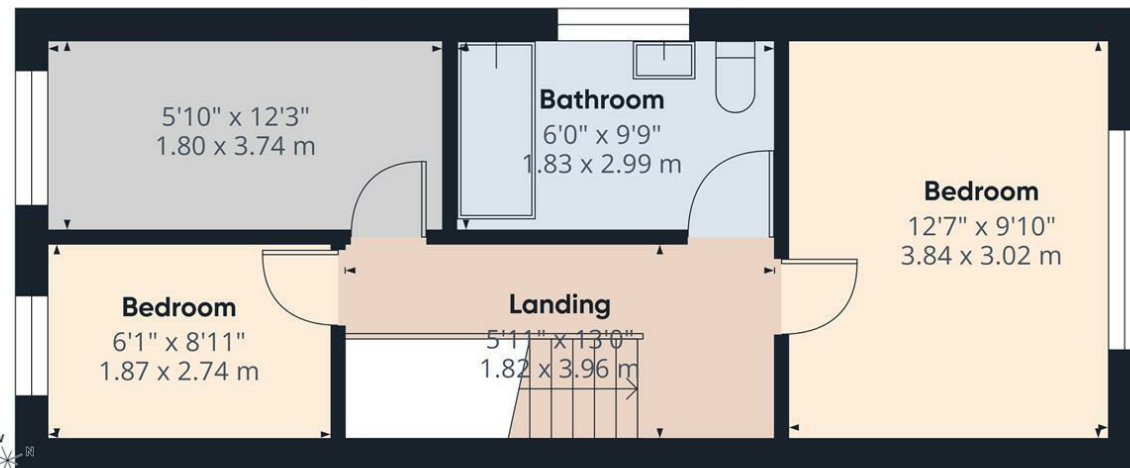
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

759 ft²
70.5 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



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