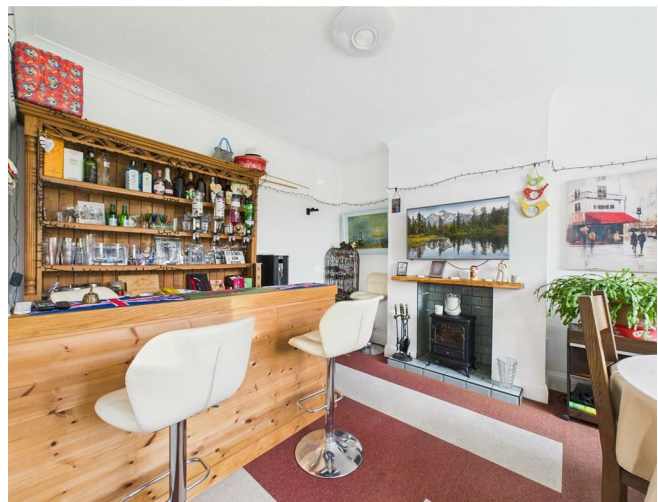


## 133 West End Road, Morecambe, LA4 4EB



**£225,000**

This beautifully presented semi-detached family home blends character and comfort, showcasing charming period features alongside generous living space. With four bedrooms, two reception rooms, a spacious garden and a detached garage, it offers everything a growing family could need.

From the moment you step inside, the bright and welcoming hallway sets the tone, complete with a convenient downstairs WC. The lounge is filled with natural light from its attractive bay window, creating a cosy yet elegant space to relax. A separate dining room provides the perfect setting for entertaining, featuring a stylish fireplace and a home bar for hosting friends and family. The thoughtfully designed kitchen is spacious and practical, ideal for family life and keen cooks alike.

Upstairs, the first floor offers four well-proportioned bedrooms and a large modern shower room, with ample space to incorporate a bath if desired.

Outside, the property benefits from off-road parking to the front, while the fully enclosed rear garden is mainly laid to lawn and includes a greenhouse, perfect for gardening enthusiasts. A detached garage provides additional storage or parking.

Situated on West End Road in the heart of Morecambe, this location offers easy access between the town centre and Regent Park, with the seafront just a short walk away. The area is well regarded by families thanks to its convenience and strong sense of community.

A wide range of everyday amenities

can be found nearby, including Morrisons, Next, and the popular Festival Market. Excellent transport connections serve the surrounding areas, with frequent bus services and Morecambe railway station within easy reach, making this a practical and well-connected place to live.

## Porch

Entrance porch with a tiled floor and a door to the hallway.

## Hallway



Stairs to the first floor, radiator, carpeted floor and original features.

## Cloakroom

Double-glazed window to the side, wash hand basin, tiled floor, W.C.

## Lounge



Double-glazed bay window to the front, feature wood surround fireplace with inset coal effect electric fire, picture rail, carpeted floor, radiator.

## Dining Room



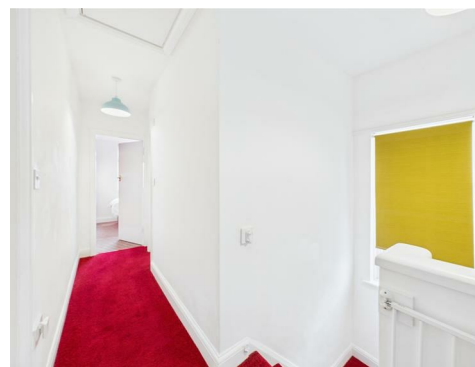
Double-glazed window to the rear, tiled fireplace with inset electric stove, bar area, picture rail, double wooden doors to the hallway, carpeted floor, radiator.

## Kitchen



Double-glazed windows to the side and double-glazed door to the garden, a range of beautifully crafted cabinets finished in a soft cream with complementary beechwood work surfaces, four-ring gas hob and extractor hood, an electric oven, plumbing for washing machine, space for fridge/freezer, plumbing for dishwasher, stainless steel sink, tiled floor, radiator.

## First Floor Landing



Double-glazed window to the side, access to the loft with a pull-down ladder, light and partly boarded.

### Bedroom One



Double-glazed bay window to the front, built-in wardrobes, carpeted floor, radiator.

### Bedroom Two



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

### Bedroom Three



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

### Bedroom Four



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

### Shower Room

Double-glazed frosted windows to the side, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, tiled floor, extractor fan, radiator, W.C.

### Outside



Off-road parking is provided to the front, with gated access leading to the rear. The fully enclosed rear garden features a patio and lawn area, bordered by mature trees and shrubs, raised flower beds, and a greenhouse. There are also useful under-house storage rooms, one of which houses the gas boiler, access to the detached garage and a water tap.

### Garage

Power and light.

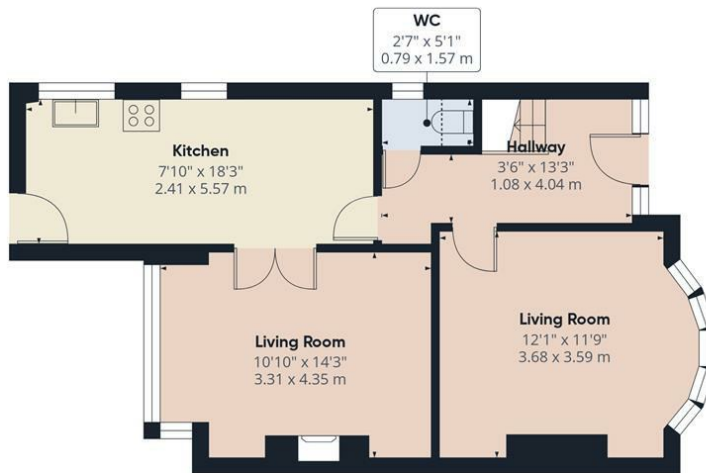
### Useful Information

Tenure Freehold  
Council Tax Band (C) £2,140  
The combi Boiler is 6 yrs old.

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



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1034 ft<sup>2</sup>  
96 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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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