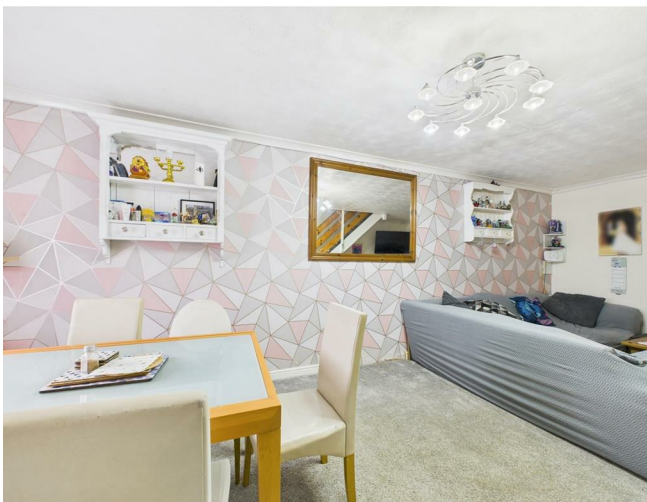


## 15 Witherslack Close, Morecambe, LA4 4UN



**£175,000**



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 plus) 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	



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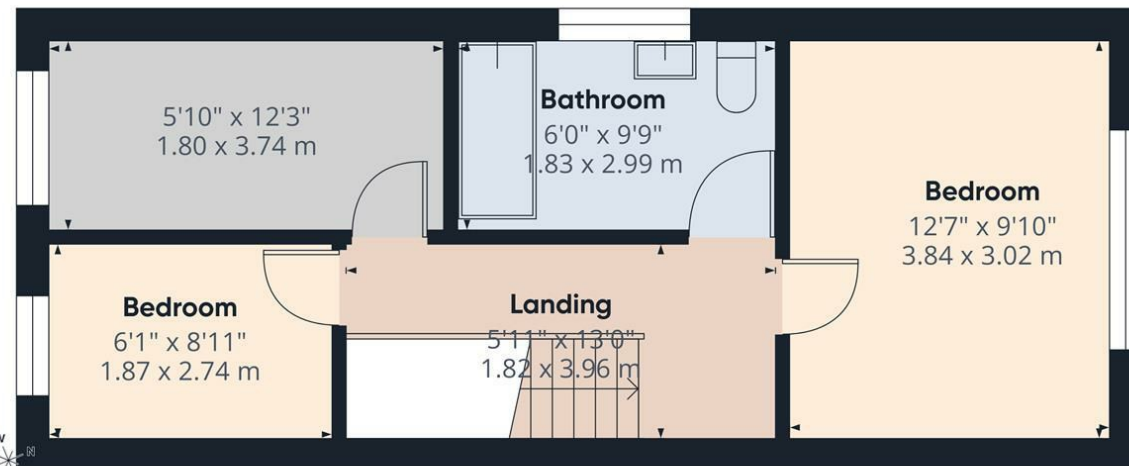


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Ground Floor



Floor 1

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

759 ft<sup>2</sup>  
70.5 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 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.

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