

R&B Estate Agents

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32 Deanpoint, Westgate, Morecambe, Lancashire, LA3 3DJ

£110,000

- Three Bedroom Townhouse
- Three Piece Bathroom Suite
- Front and Rear Gardens & a Detached Garage
- Ideal for First Time Buyers or Buy to Let Investor
- Spacious Lounge Diner & Fitted Kitchen
- Double Glazing & Gas Central Heating
- Situated close to Westgate Amenities
- OFFERED WITH NO CHAIN DELAY

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Three bedroom townhouse situated close to Westgate amenities.

To the ground floor, the property boasts a spacious lounge diner with feature electric fire place and access to the fitted kitchen. To the first floor there are three bedrooms and a three piece bathroom suite comprising bath, low flush WC and wash hand basin. Additional benefits to the property include double glazing and gas central heating throughout.

Externally, the property offers a front garden with a lawned area, mature bushes and shrubs and a paved pathway to the front door and to the rear an enclosed garden with a gravelled area, flower borders and a paved patio area. A further advantage to the property is a detached garage.

Situated in Westgate, nearby amenities include primary schools, health services and shops plus bus services providing access to Morecambe Town Centre and Lancaster City Centre. The area has additionally benefited from the opening of 'The Bay Gateway' which provides improved access to the M6 motorway.

This property would be ideal for first time buyers or alternatively a potential buy to let opportunity.

Viewing is strongly recommended in order to fully appreciate the property and its convenient location.

Viewings.

BY APPOINTMENT WITH AGENTS ONLY

Office Hours.

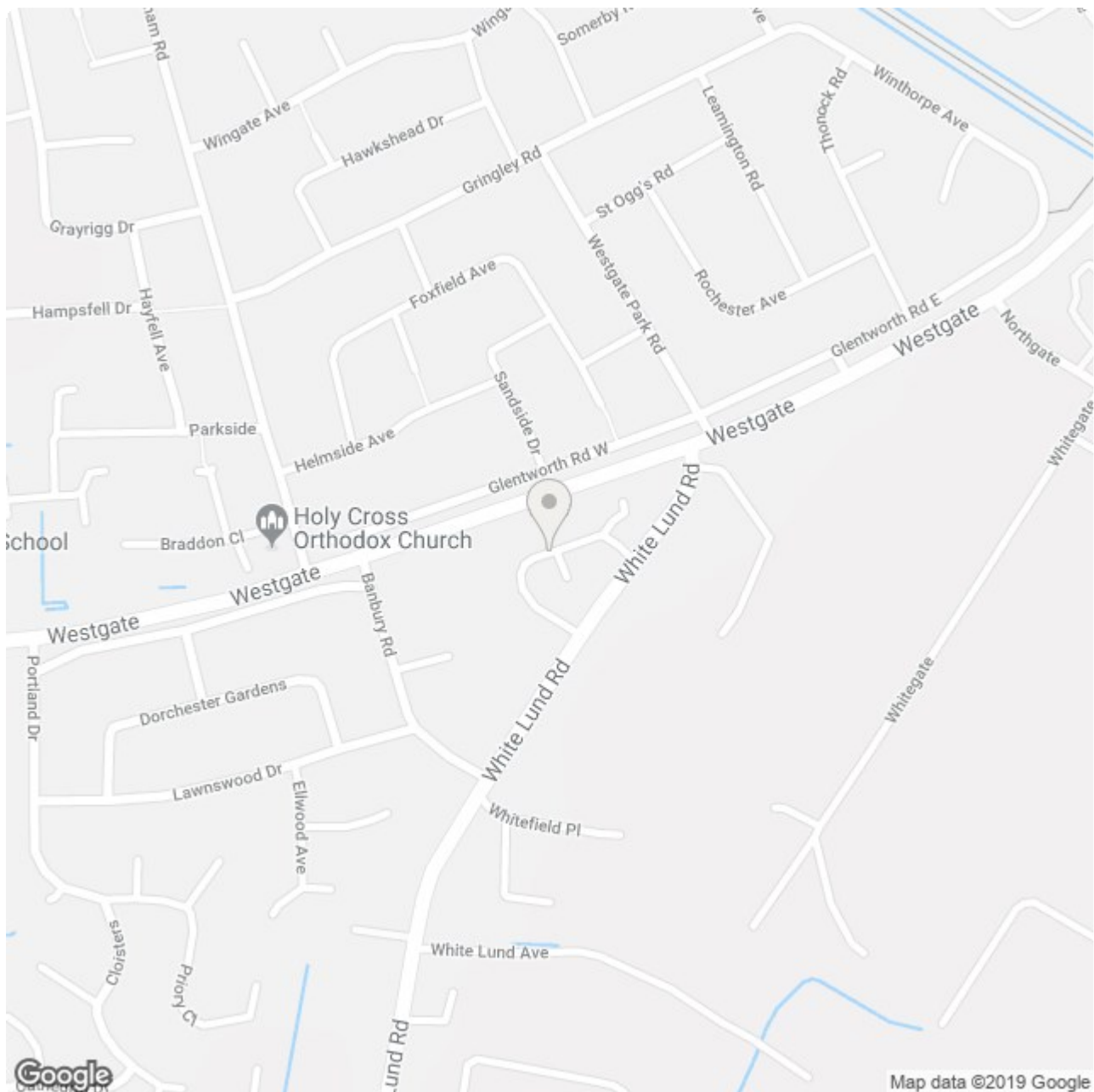
Weekdays 9.00am - 5.30pm Saturday 9.00am - 4.00pm

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
101-149	B		
81-100	C		
61-80	D		
41-60	E		
21-40	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-149	B		
81-100	C		
61-80	D		
41-60	E		
21-40	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	71	73

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