



16A Westfield Grove,
Morecambe, Lancashire, LA4
4LQ

16A Westfield Grove, , Morecambe

The property at a glance



- Spacious First Floor Flat
- 1 Double Bedroom
- Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Three Piece Shower Room
- Good Sized Living Room
- Shared Rear Garden
- Cul-de-sac Location
- Within walking distance to amenities & bus services



Get in touch today

01524 401402
info@gfproperty.co.uk
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£100,000

Get to know the property

Welcome to this charming first-floor flat located in the peaceful cul-de-sac of Westfield Grove, Morecambe. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The flat comprises one well-proportioned bedroom, providing a comfortable retreat, and a modern bathroom that meets all your needs.

One of the standout features of this flat is the extensive rear garden, offering a wonderful outdoor space for gardening, relaxation, or enjoying sunny days. The property is in good condition throughout, ensuring that you can move in with ease and start enjoying your new home right away.

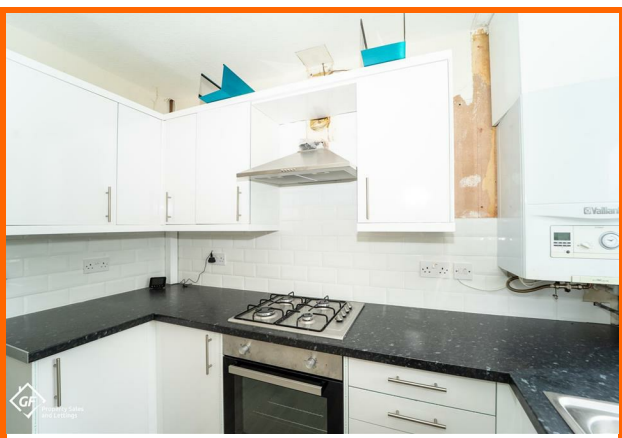
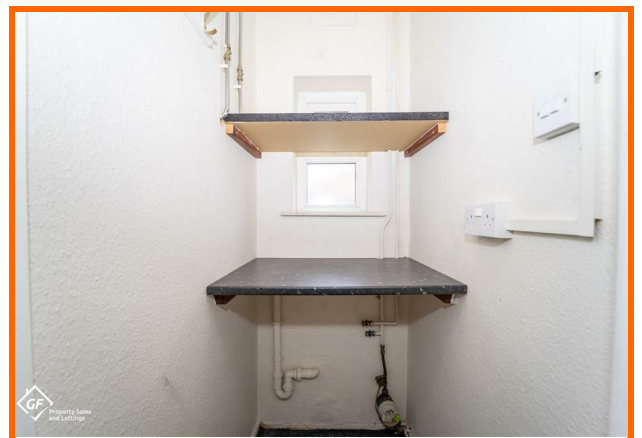
Conveniently situated, this flat is close to local amenities, making daily errands and leisure activities easily accessible. Additionally, the property is offered with no chain delay, allowing for a smooth and swift purchase process.

This flat is an excellent opportunity for first-time buyers, investors, or anyone looking to downsize. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.



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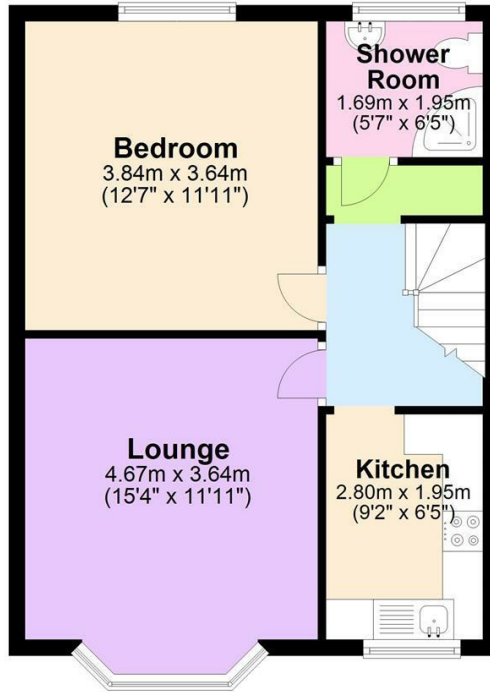
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Take a nosey round

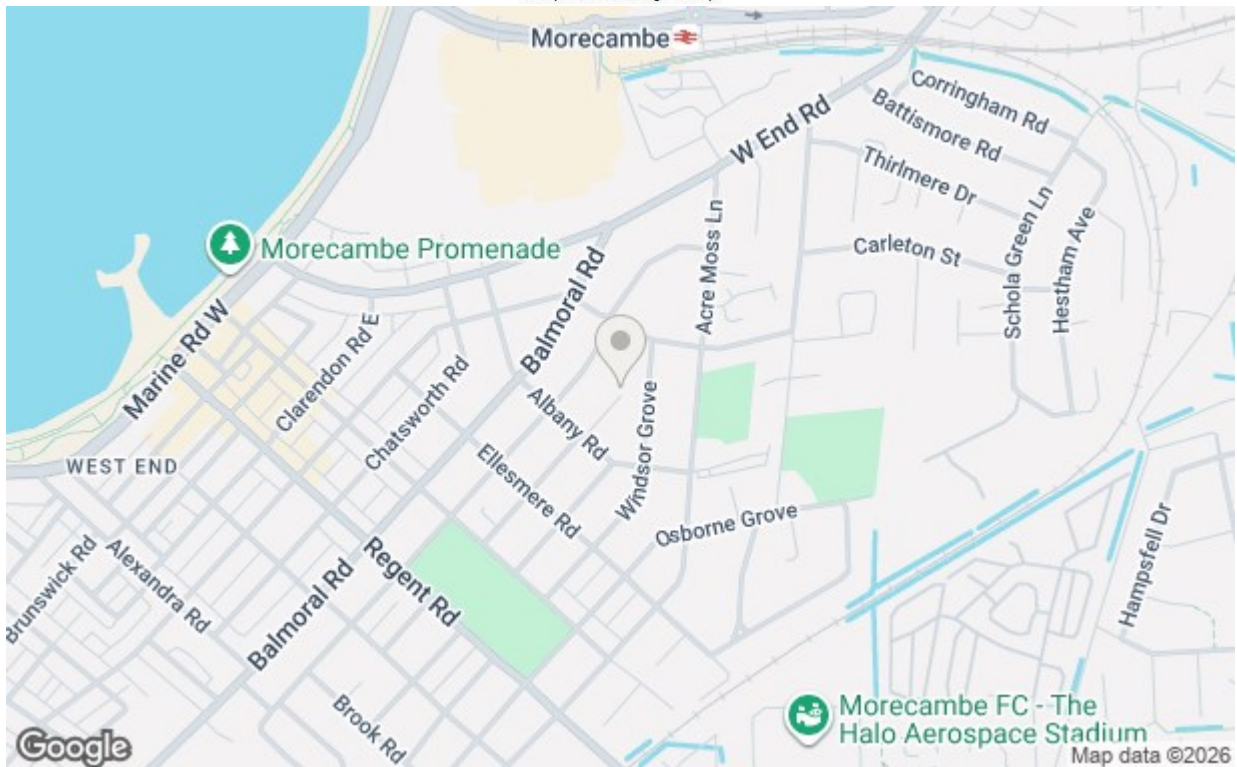
First Floor Flat

Approx. 47.4 sq. metres (510.1 sq. feet)



Total area: approx. 47.4 sq. metres (510.1 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-28) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
60	65		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC