



11 Westgate Park Road,
Morecambe, LA4 4RN

11 Westgate Park Road, , Morecambe

The property at a glance



- Semi Detached Bungalow - Offered With No Chain Delay
- Two Bedrooms
- Spacious Living Room
- Kitchen & Wet Room
- Lovely Enclosed Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Band: B
- EPC: D
- Convenient for shops and transport links



Get in touch today

01524 401402
info@gfproperty.co.uk
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£176,000

Get to know the property

Situated in the popular area of Westgate Park Road, Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the kitchen diner, which boasts ample space for dining and cooking, making it a wonderful area for family gatherings or casual meals.

The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property benefits from a driveway and garage, providing parking for up to two vehicles, which is a significant advantage in this desirable location.

One of the standout features of this property is the lovely enclosed rear garden. This outdoor space includes a patio area, ideal for al fresco dining or enjoying a morning coffee, as well as a well-maintained lawn, perfect for children to play or for gardening enthusiasts to cultivate their green thumb.

In summary, this semi-detached bungalow on Westgate Park Road is a wonderful opportunity for those seeking a comfortable and practical home in Morecambe. With its appealing features and lovely garden, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

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.

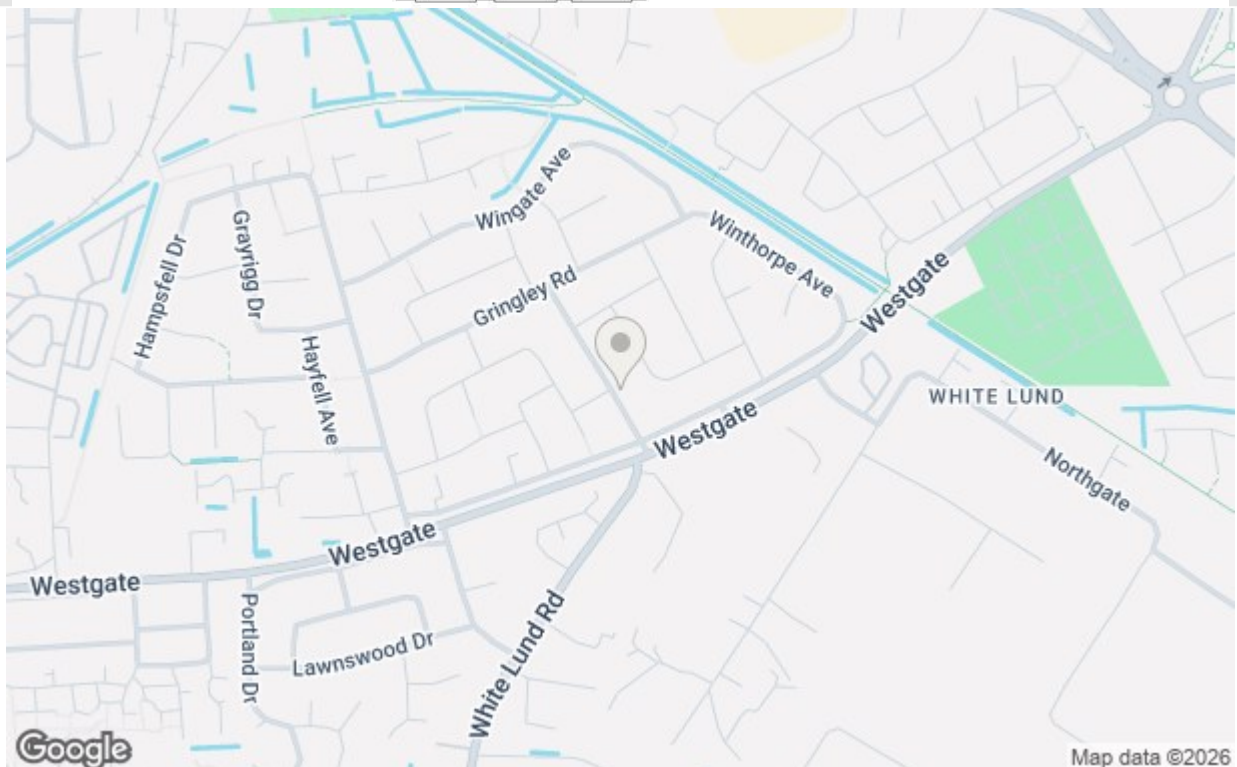


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Take a nosey round



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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	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(82 plus) A	(92 plus) A	(82 plus) A
(81-91) B	(61-81) B	(81-91) B	(61-81) B
(69-80) C	(49-60) C	(69-80) C	(49-60) C
(55-68) D	(35-48) D	(55-68) D	(35-48) D
(39-54) E	(23-34) E	(39-54) E	(23-34) E
(21-38) F	(11-22) F	(21-38) F	(11-22) F
(1-20) G	(1-10) G	(1-20) G	(1-10) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC