

EPC: D



Hampsfell Drive, Morecambe,
Offers Over: £175,000





Spacious Four Bedroom Townhouse in Westgate, Morecambe

Situated in the popular residential area of Westgate, Morecambe, this spacious and versatile four bedroom townhouse provides the ideal family home, offering well-proportioned accommodation across three floors. The property benefits from uPVC double glazing and gas central heating throughout, together with attractive low maintenance outdoor spaces.

Upon entering, you are welcomed into an entrance hallway leading to a versatile ground floor bedroom, currently utilised as a home cinema and playroom, making it ideal for growing families or those requiring additional living space. To the rear of the property is a practical utility room fitted with built-in storage cupboards and offering space for a washing machine and tumble dryer, both of which can be included within the sale. The utility room also provides direct access to the rear garden. Completing the ground floor accommodation is a convenient shower room comprising a shower enclosure, wash hand basin and WC.

To the first floor, you will find the impressive open plan kitchen, living and dining area, creating the perfect hub for family life and entertaining. The fitted kitchen incorporates a built-in electric oven and grill, gas hob, fridge and freezer, along with space for a dishwasher, which may also be included within the sale.

The second floor hosts three further bedrooms, including two generous double bedrooms which both benefit from built-in wardrobes, alongside a well-sized single bedroom. Serving these rooms is a modern family bathroom featuring a bath with wall-mounted shower over, WC and a built-in wash hand basin with useful under-storage.

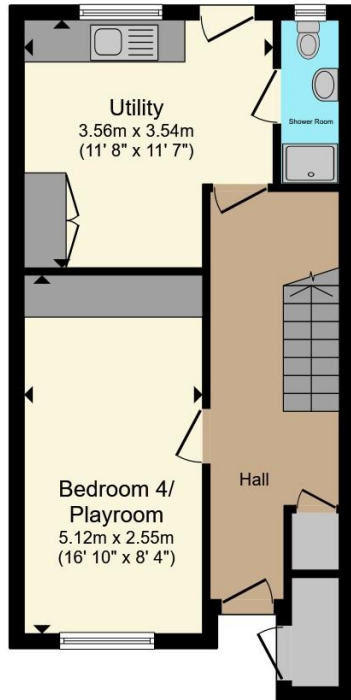
Externally, the property enjoys a block paved driveway providing off-road parking for at least two vehicles. To the rear is an enclosed block paved garden with a wooden storage shed, offering a private and low maintenance outdoor space ideal for busy family lifestyles.

Conveniently located in Westgate, the property is within easy reach of a wide range of local amenities including shops, schools, local businesses and regular bus services connecting to Heysham Village, Morecambe town centre and Lancaster city centre.

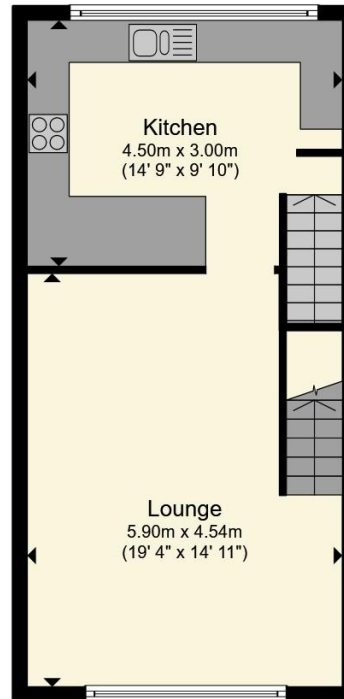




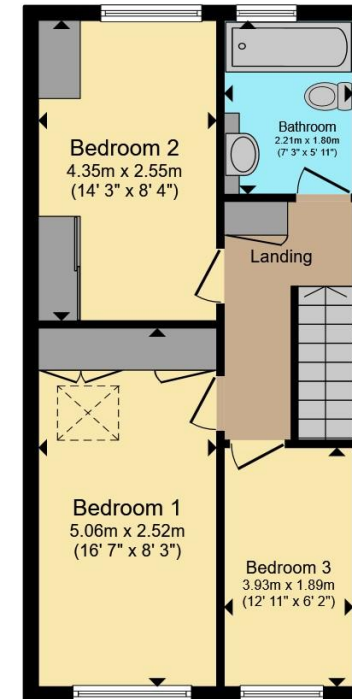




Ground Floor



First Floor



Second Floor

Total floor area 125.0 m² (1,345 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**



Viewing arrangement by appointment: **01524 419554**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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