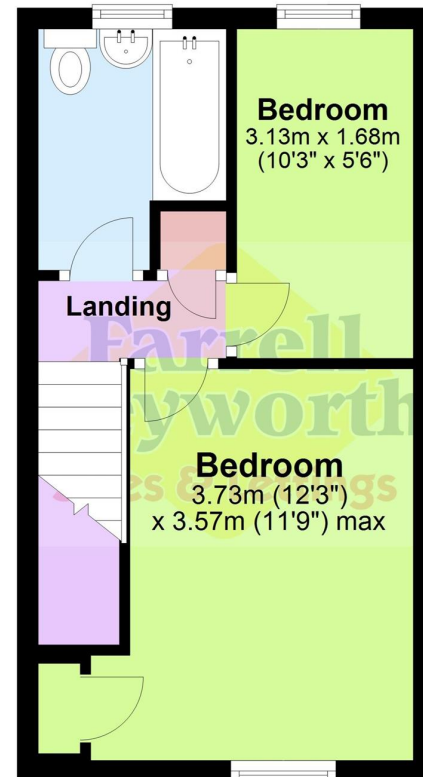
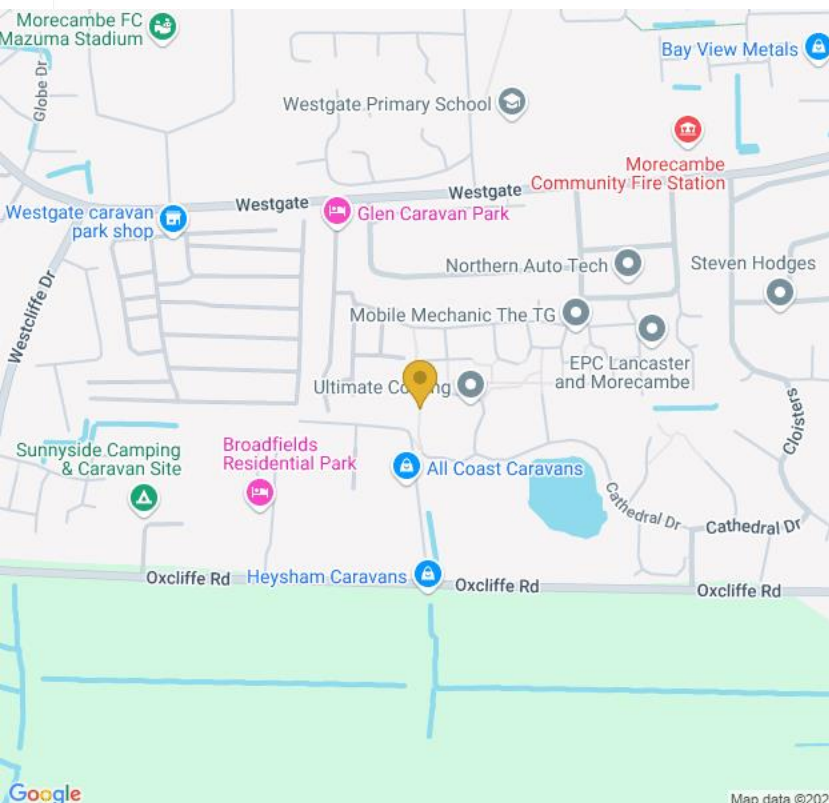


Ground Floor



First Floor



Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: morecambe@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/morecambe>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

£125,000

Campion Way, Westgate,
 Morecambe LA3

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Two Bedroom Mews Style Property In Morecambe**
- **Lounge Dining Room, Kitchen, Plus Rear Garden**
- **Two Good Size Bedrooms, Bathroom**
- **Great Location, Close to Local Amenities And Transport Links**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC C

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This two bedroom mid town house is located in the popular location close to all Westgate amenities.

The accommodation comprises; communal entrance hall, lounge, kitchen, two good bedrooms and bathroom. The property benefits from double glazing and gas central heating.

Located on Summerfields in Westgate which is a estate located close to Westgate shops and amenities.

The Morecambe and Heysham areas are enjoying improved access to the M6 motorway following the opening of the Bay Gateway link road which provides enhanced access to the Lake District, Kendal, Preston and central Lancashire.

Morecambe is currently under review for potential construction of Eden project north we believe this will enhance the area, increase demand for properties and strengthen the local economy. This property would make a quality buy to let purchase or first time purchase.

Externally there are residents car parks and a enclosed rear garden with good aspect.

The property does require some cosmetic improvements as it has recently been vacated by a long term successful tenancy. The property has no upward chain.

Tenure: Freehold
Council Tax: Band A



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