



**Morecambe**  
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Company Details - Farrell Heyworth Limited.

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

Registered in England No. 3798432

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**£177,500**

Wentworth Crescent,  
Westgate, Morecambe LA3

**Farrell**  
**Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom Semi Detached Bungalow**
- **Great Buy To Let Purchase With Successful Ongoing Tenancy**
- **Gas Central Heating And Double Glazing**
- **Driveway And Garage - Low Maintenance Landlord Purchase**

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 D**

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An opportunity to purchase this attractive semi detached bungalow located on Wentworth Crescent Westgate.

The property is offered for sale as a buy to let investment for sale with a successful ongoing tenancy. The current landlord has enjoyed a successful tenancy and the tenants enjoy the property and present the home to a good standard. The property would make a great addition to any landlords portfolio.

The property has been well maintained and provides an attractive home on a popular street on Westgate.

The bungalow offers accommodation comprising entrance porch, lounge, kitchen, two bedrooms and a bathroom suite. Externally the property has a front and rear garden driveway providing off street parking and detached garage.

Located on Westgate, the property enjoys good access to a good range of amenities with nearby shopping parade, Lidl supermarket and Tesco, health centre and primary schools. There are road links and regular bus services providing access into Morecambe town centre, seafront, promenade and Lancaster city.

The Morecambe area is currently under review for the potential Eden project which we anticipate will enhance the desirability for the area and the overall local economy.

Tenure: Freehold  
Council Tax: Band B

