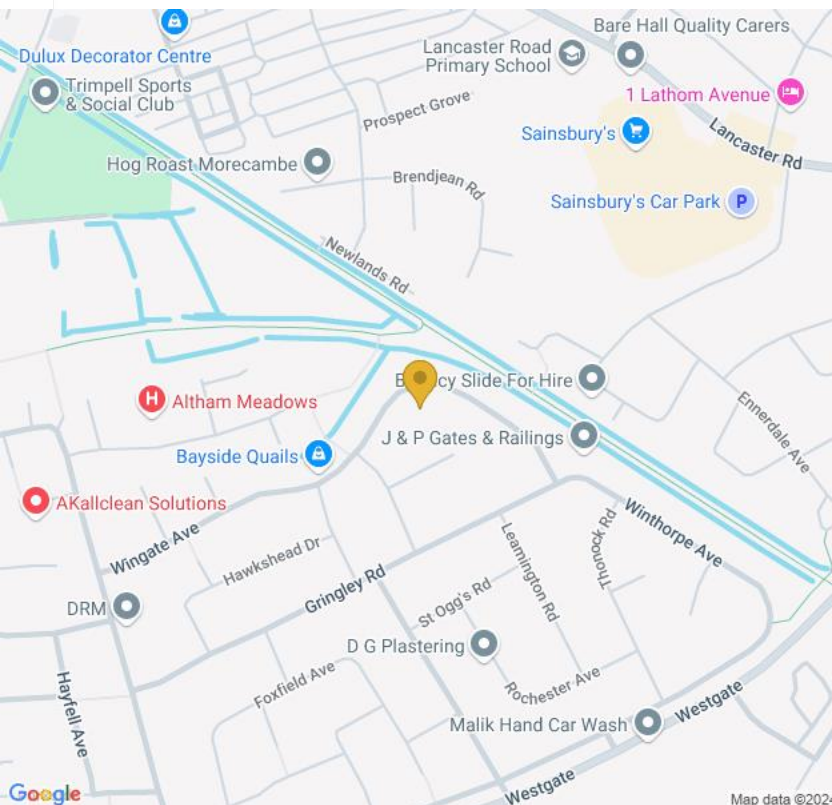
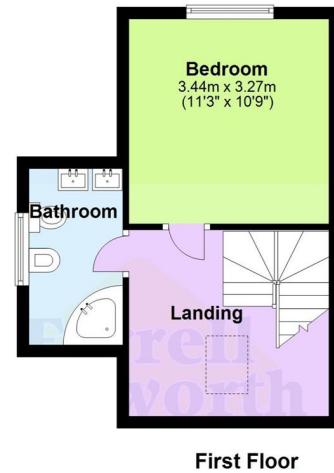
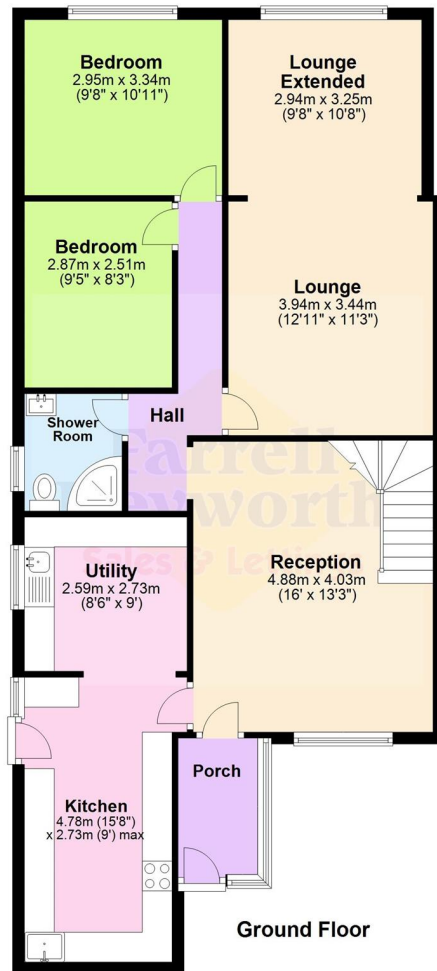


**£265,000**

Wingate Avenue, Westgate,  
Morecambe LA4



**Farrell  
Heyworth**  
Sales & Lettings

**Morecambe**  
**3-7 Victoria Street**  
**Morecambe LA4 4AE**

**Tel: 01524 832929**

**Email: morecambe@farrellheyworth.co.uk**

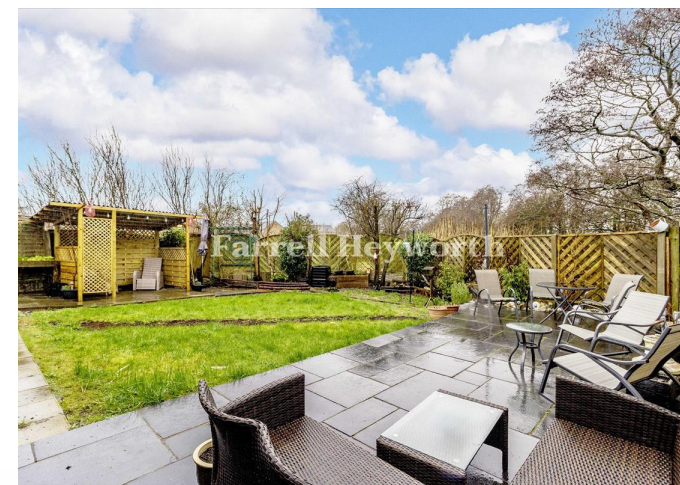
**<https://www.farrellheyworth.co.uk/morecambe>**

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



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Three/Four Bedroom Semi Detached Family Property With Drive**
- **Reception, Spacious Lounge, Kitchen, Utility Plus Rear Garden**
- **Three Good Size Bedrooms, Bathroom & Shower Room**
- **Extended Family Home Finished To A High Standard, Great Location**

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**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





This well presented three bedroom semi-detached true bungalow is situated in a popular residential location of Westgate, close to local amenities and transport links.

The accommodation briefly comprises; porch, good size well-presented reception room, modern kitchen utility with fitted wall and base units and spacious extended living area.

There are three well proportioned bedrooms, a modern shower room and family bathroom.

Externally are good sized gardens to the front and rear and a driveway.

Tenure: Freehold  
Council Tax: Band B

