



## **8 Hayfell Avenue Morecambe**

**Situated in the popular location of Westgate this semi-detached dormer bungalow comprises: lounge, separate dining room, large kitchen, sun porch, downstairs bathroom, three bedrooms. Gardens front and rear. Detached garage. Property benefits from UPVC double glazing, partial gas central heating and cavity wall insulation. Early inspection recommended for opportunity to acquire family home close to Westgate Primary School and excellent transport links to Morecambe and Lancaster.**

**OIRO £142,950**

Front door entrance porch leading to inner hallway. Cupboard housing central heating boiler. Doors leading to:



#### **LOUNGE (4.23m x 3.31m)**

Parkinson Cowan Fireflame gas fire on wooden fire surround with illuminated display cabinets. Feature UPVC window with frosted glass to side and UPVC double glazed window to front aspect.

#### **BEDROOM 1 (Front) (4.18m x 3.01m)**

UPVC double glazed window.

#### **BATHROOM**

Three piece coloured bathroom suite with complementary tiling. UPVC double glazed window.

#### **KITCHEN (3.62m x 3.30m)**

Good range of wall and floor units with complementary tiling. Plumbed for washing machine. Two UPVC double glazed windows. Meter cupboard. Door leading to:

#### **SUN PORCH**

Overlooking rear garden. UPVC windows and door.

#### **DINING ROOM (3.77m x 3.01m)**

Wall mounted Baxi Brazillia convector heater. UPVC window. Open plan wooden staircase leading to:

#### **FIRST FLOOR**

#### **LANDING**

Access to loft space with power point.

#### **BEDROOM 2 – Front (3.88m x 3.02m)**

Built in double wardrobe with hanging space and cupboards above. Access to loft space. UPVC window.

#### **BEDROOM 3 – Front (2.66m x 2.60m)**

UPVC window. Built in storage cupboard.

#### **OUTSIDE**

#### **FRONT**

Lawned with borders containing shrubs and roses.



#### **BACK**

Lawned with borders containing mature shrubs and plants.

Driveway with ample parking space leading to concrete garage with up and over door.

There is scope for extension of rear dormer subject to the usual planning consents.

Council Tax Band: B

**VIEWING STRICTLY BY APPOINTMENT**

#### **PROPERTY MISDESCRIPTIONS**

The Penhale Practice have not tested any apparatus, equipment, fixtures, fittings or services at this property and so we do not verify that they are in working order, fit for their purpose or owned by the sellers. The Penhale Practice has not checked the legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume that the information is for guidance only until it has been verified by their own solicitor. A final inspection prior to exchange of contracts is also recommended.

The measurements supplied are for general guidance only and as such must not be treated as correct. A buyer is advised to re-check the measurements before committing to any expense