



## **6 WESTFIELD GROVE MORECAMBE**

Three bedroomed semi-detached property comprising lounge, dining room, kitchen, utility room, three bedrooms, bathroom and separate wc. Gardens front and rear, driveway and garage. Property benefits from UPVC double glazing to all but hall window, aluminium double glazed front door and gas central heating. Property would benefit from some upgrading and renovation but represents a superb opportunity to buy in a well sought after area.

**OIRO £104,950**

### **OPEN PORCH**

With aluminium double glazed door and surround leading to

### **ENTRANCE HALL**

With stained glass window, central heating radiator. Leading to:

### **LOUNGE (3.7m x 3.6m (12'1" x 11'9")) excluding chimney breast**

UPVC double glazed bay window, central heating radiator, tiled fireplace.

### **DINING ROOM (3.9m x 3.6m (12'9" x 11'9")) excluding chimney breast**

UPVC double glazed window, central heating radiator, tiled fireplace.



### **KITCHEN (3.04 m x 2.5m (9'11" x 8'2")) max**

Fitted wall and floor cabinets, UPVC door to driveway. Larder housing electric meter. Door leading to

### **UTILITY ROOM**

Housing central heating boiler and downstairs WC.

Panelled staircase to landing leading to

### **BEDROOM 1 (front) 3.7m x 3.4m (12'1" x 11'1") (max)**

UPVC double glazed bay window, central heating radiator

### **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

### **BEDROOM 2 (rear) 3.9m x 3.4m (12'9" x 11'1") (excluding wardrobes)**

UPVC double glazed window, central heating radiator, built in wardrobes

### **BEDROOM 3 (front) 2.8m x 2.2m (9'2" x 7'2") (excluding wardrobes)**

UPVC double glazed window, central heating radiator, built in wardrobe.

### **BATHROOM**

Modern "P" shaped bath in white with electric shower over and glass shower screen. Complimentary tiling. Wash basin in white. Central heating radiator.

Cupboard housing immersion heater and storage tank.

### **SEPARATE WC**

UPVC double glazed window. Low flush WC in white.

### **OUTSIDE**

Lawned front garden area. Driveway with metal gates to tarmac drive leading to car port and single sectional garage.



### **REAR GARDEN**

Laid mainly to lawn with mature shrub borders.

**VIEWING STRICTLY BY APPOINTMENT  
WITH THE AGENT**