



**2 Bed  
Bungalow - Semi Detached  
located in**

**Jennings**  
estate agents

**11 Wingate Avenue**  
**Morecambe**  
**LA4 4SJ**



**Asking price £150,000**

Nestled in the charming area of Wingate Avenue, Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an inviting 753 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are greeted by two spacious reception rooms, each providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room, a formal dining space, or a home office. The layout promotes a warm and welcoming atmosphere, perfect for both quiet evenings and lively gatherings.

The bungalow also boasts a well-appointed shower room, ensuring that your daily routines are both comfortable and efficient. The property is designed to maximise natural light, creating a bright and airy environment throughout.

Situated in a desirable location, this home is conveniently close to local amenities, parks, and transport links, making it easy to enjoy all that Morecambe has to offer. Whether you are drawn to the stunning coastline or the vibrant community, this bungalow provides an excellent base for your next chapter.

In summary, this semi-detached bungalow on Wingate Avenue is a wonderful opportunity for those seeking a charming and practical

### **Porch**

Double glazed uPVC windows and a uPVC door. Door leading to -

### **Lounge**

12'8" (Recess) x 15'2"

Double glazed uPVC window to the front. Electric fire with a stone surround. Radiator. Decorative coving to the ceiling.

### **Inner Hall**

Loft Access.

### **Kitchen**

8'1" x 9'

Fitted kitchen with a range of base units incorporating a stainless steel sink unit with space for a cooker, washing machine and fridge freezer. Double glazed uPVC window to the side. Open to -

### **Dining Room**

15'9" x 8'5"

Double glazed uPVC windows to the front and side. UPVC door to the side entrance. Fitted storage cupboard. Radiator. Decorative coving to the ceiling.

### **Master Bedroom**

10'8" x 13'7"

Double glazed uPVC window to the rear. Radiator.

### **Bedroom Two**

9'5" x 10'11"

Double glazed uPVC window to the rear. Storage cupboard. Radiator.

### **Shower Room**

Three piece suite comprising: shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the side. Radiator.

### **Exterior**

#### **Front Garden**

Concrete driveway to the front with a paved side garden.

#### **Rear Garden**

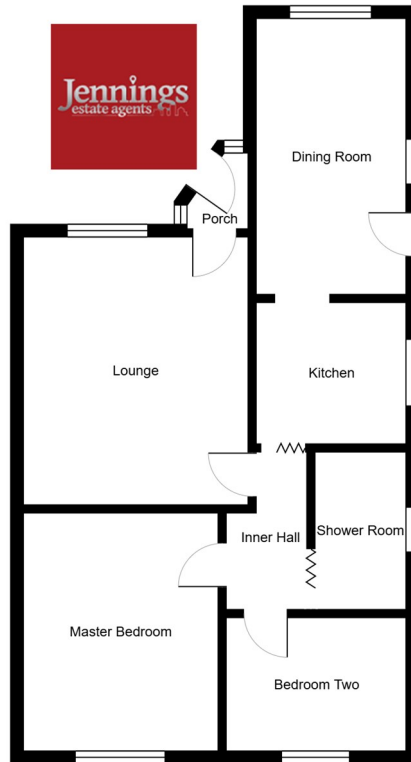
Paved patio area with a laid lawn, garden shed and flowerbed.

### **Additional Information**

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Wingate Avenue Morecambe, LA4 4SJ



Ground Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D**  
**Council Tax Band: B**

**DIRECTIONS**

**CONTACT**

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The logo features the word 'Jennings' in a large, stylized serif font, with 'estate agents' in a smaller sans-serif font below it. To the right of the text is a small icon of a city skyline.