



Morecambe

£125,000

128 Hampsfell Drive, Morecambe, Lancashire, LA4 4TP

A charming two-bedroom first-floor apartment situated in the popular residential area of Hampsfell Drive, Morecambe, benefiting from a private entrance, rear garden and garage. Offering well-proportioned accommodation throughout, this delightful home is ideal for first-time buyers, couples or those seeking a peaceful and practical property.

Quick Overview

- Two well-proportioned bedrooms
- Spacious and naturally light living room
- Modern three-piece bathroom
- Private entrance to the front
- Rear garden with scope for landscaping
- Garage providing parking and additional storage
- Popular residential location close to local amenities
- Ultrafast Broadband Available



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Ultrafast
Broadband



Garage & Off
Street Parking

Property Reference: C2711



Living Room



Living Room



Kitchen



Kitchen

Situated in the popular residential area of Hampsfell Drive, Morecambe, this delightful first-floor apartment offers a wonderful blend of comfort, convenience and practicality. With two well-proportioned bedrooms, a private entrance, rear garden and garage, the property would make an ideal home for first-time buyers, couples or those looking for a peaceful retreat.

Approached via a private entrance to the front, stairs lead to the first-floor accommodation. The welcoming hallway provides access to all principal rooms and benefits from a useful storage cupboard housing the boiler.

The spacious living room provides a comfortable and inviting environment, with plenty of natural light creating a warm and homely atmosphere. A feature gas fire with wooden mantel, marble hearth and surround provides an attractive focal point.

The kitchen is fitted with a range of wall and base units complemented by laminate work surfaces and tiled splashbacks. Integrated appliances include an oven and four-ring gas hob, while there is space for a fridge freezer and plumbing for a washing machine.

There are two well-proportioned bedrooms. Bedroom One benefits from a double fitted wardrobe, while Bedroom Two would be ideally suited as a guest bedroom, child's room or home office.

The modern bathroom comprises a three-piece suite including a panelled bath with shower/rinse head attachment over, pedestal wash basin and dual-flush WC. The room is complemented by tiled surrounds.

Externally, the property benefits from a rear garden, providing a pleasant outdoor space for enjoying the fresh air and sunshine. The garden offers scope for gardening enthusiasts or simply a relaxing place to unwind.

The property also benefits from a garage, providing useful additional storage or parking facilities.

Hampsfell Drive is conveniently located for a range of local amenities, with shops, cafés, parks and other everyday facilities within easy reach.

This charming apartment offers a fantastic opportunity to acquire a comfortable and well-located home in Morecambe, combining practical accommodation with useful outdoor space and excellent potential for a variety of buyers.

Accommodation (With approximate dimensions)

Entrance Hall

Kitchen 8' 2" x 11' 6" (2.49m x 3.51m)

Living Room 11' 8" x 14' 10" (3.56m x 4.52m)

Bedroom One 10' x 12' (3.05m x 3.66m)

Bedroom Two 7' 3" x 12' (2.21m x 3.66m)

Bathroom

Property Information

Services Mains gas, water, drainage and electricity.

Council Tax Band A - Lancaster City Council

Tenure Leasehold. Subject to the remainder of a 999 year lease dated the 2nd August 1972. We understand there to be no ground rent and Current Service/Maintenance Charges: Any costs are shared with both flats.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh.

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Directions From the Hackney & Leigh Carnforth Office, turn right onto Market Street and continue toward the traffic lights. At the lights, bear left onto Slyne Road, continue for approximately 2 miles and at the next lights turn right, at the roundabout, take the second exit onto Bay Gateway. Turn right onto Morecambe Road, at the shrimp roundabout take the first exit onto Regent road and continue until you reach Lidl, turn right onto Altham road, Follow the road round to Hampsfell and number 128 is on the righthand side

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



Bedroom Two



Garden



Garden



Approximate total area²
74.5 m²
802 ft²



(1) Excluding balconies and terraces

Calculations reference to the BCS 1995
JC standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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