

## Buyers Report

2 Kenwood Avenue, Morecambe, LA4 4PB

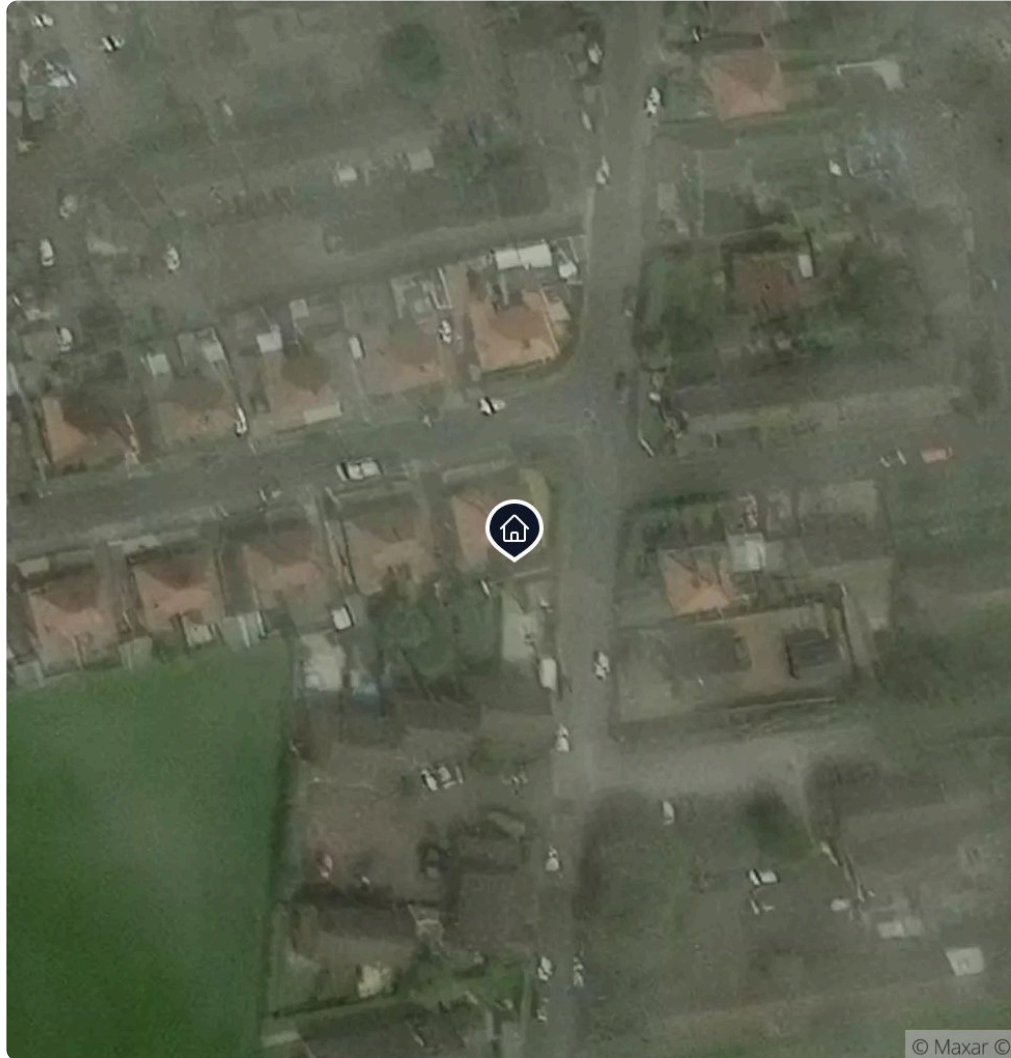
15th April 2026



Winner of the UK's  
Best Estate Agent

Data you can rely on:





Situated in central Morecambe, Kenwood Avenue is a quiet residential street within easy reach of both the town centre and promenade. Shops, supermarkets, the library and train station are all accessible on foot, with local convenience stores close by for everyday essentials.

This semi-detached bungalow offers well-proportioned accommodation and is ideal for a buyer looking to update and make it their own. A central hallway leads to a bright bay-fronted living room, fitted kitchen with external access, two good-sized bedrooms and a three-piece bathroom with shower over the bath. Outside, there are low-maintenance gardens and a large gated driveway to the rear providing secure off-road parking.

Freehold. No onward chain. Fully double glazed. Modern combi boiler. EPC rating: D.

## Key Property Information



Estimated market value **£170,000**

Number of bedrooms **2 bedrooms**

Floor area **657ft<sup>2</sup>**

Number of bathrooms **1 bathroom**

Plot size **0.06 acres**

Property type **Semi-Detached**


Price per ft<sup>2</sup> **£258**

Year built **1930-1949**

Title number **LA660557**

### Tenure

Lease type **Freehold**

 **EPC** Valid to 08/05/2026

Efficiency rating (current) **64 D**

 **Council tax**

Efficiency rating (potential) **87 B**

Tax band **Band B**

Enviro impact (current) **60 D**

Estimated cost **£1,873 per year**

Enviro impact (potential) **86 B**

Local authority **Lancaster**

### Utilities

Mains gas **Yes**

Wind turbines **N/A**

Solar panels **N/A**

Mains fuel type **Mains Gas**

Water **United Utilities**

### Build

Floor type **Suspended**

Roof type **Pitched**

Wall type **Brick**

Window type **Double Glazed**

## Key Property Information



### Mobile coverage

EE coverage	<b>Outstanding</b>
O2 coverage	<b>Good</b>
Three coverage	<b>Outstanding</b>
Vodafone coverage	<b>Outstanding</b>

### Broadband coverage

Basic broadband	<b>16mb</b>
Superfast broadband	<b>70mb</b>
Ultrafast broadband	<b>1800mb</b>
Overall broadband	<b>1800mb</b>

### Outdoor space

Garden direction (est) **Southeast**

### Flood risk

Rivers and sea flood risk	<b>Very low</b>
Surface water flood risk	<b>Very low</b>

### Parking

**Driveway**



### Restrictive covenants

Found

#### This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

#### Why it's important

##### Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

##### Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

##### Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

### Rights of way

#### There has been no rights of way found on the plot of this property

##### Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

##### Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

##### Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

##### Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry 



## 🏠 National park

No restrictions found

### This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

#### 💡 Why it's important

##### Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

##### Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

##### Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## 🛡️ Conservation area

No restrictions found

### This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

#### 💡 Why it's important

##### Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

##### Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

##### Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



Greenbelt land

No restrictions found

**This property is not on Greenbelt land**

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

**Restrictions**

Strict regulations limit new developments and property modifications, often requiring special permissions.

**Environmental Appeal**

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

**Value Implications**

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



- A

**Morecambe Bay Community Primary School**

0.45mi • Nursery

Good
- B

**West End Primary School**

0.46mi • Primary

Good
- C

**Morecambe And Heysham Westgate Primary School**

0.49mi • Primary

Requires improvement
- D

**Bay Leadership Academy**

0.50mi • Secondary

Good
- E

**Poulton-Le-Sands Church Of England Primary School**

0.68mi • Primary

Good
- F

**Morecambe And Heysham Sandylands Community Primary School**

0.77mi • Nursery

Good
- G

**Morecambe Bay Academy**

0.94mi • Secondary

Good
- H

**Morecambe Road School**

1.50mi • Special

Good
- I

**Morecambe And Heysham Grosvenor Park Primary School**

1.62mi • Nursery

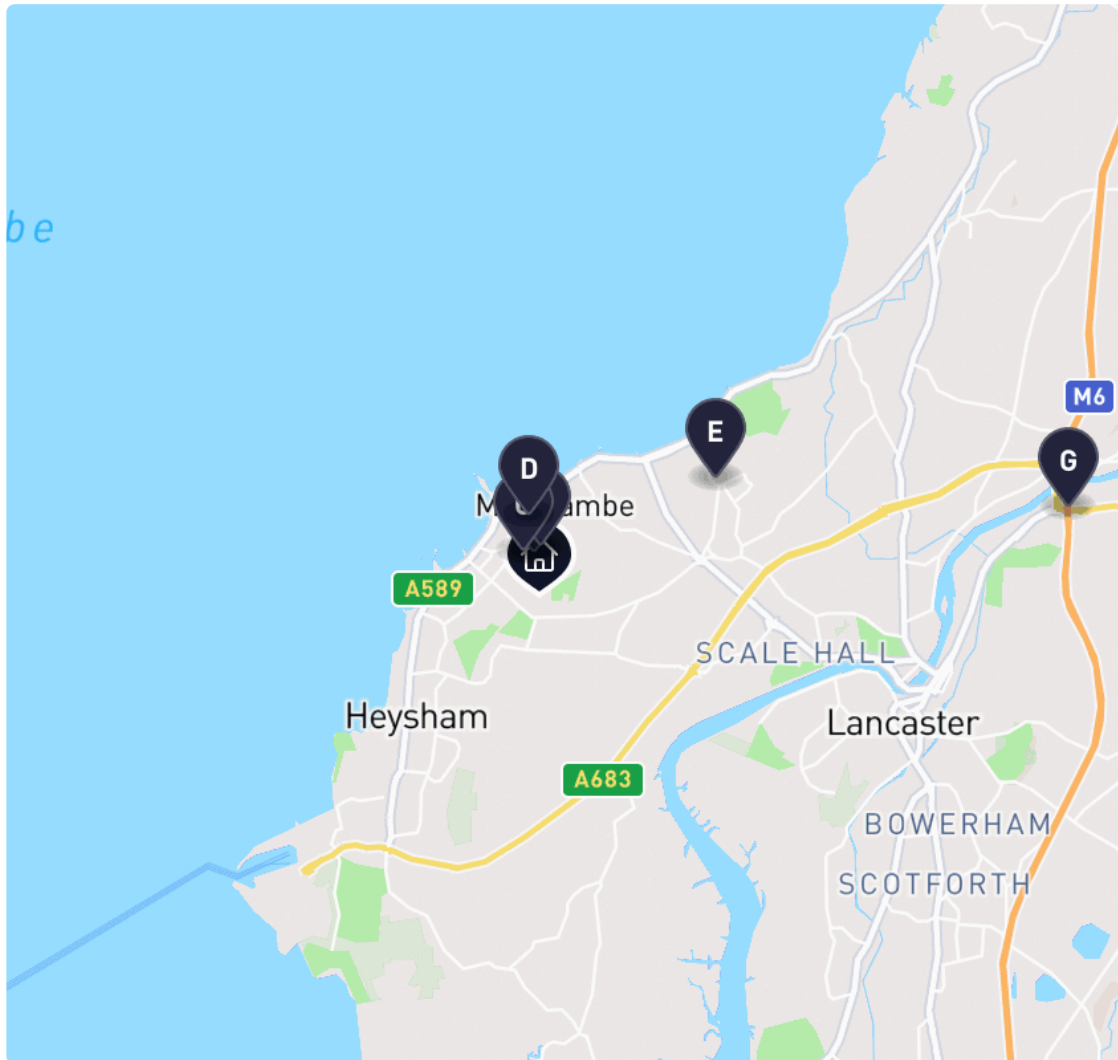
Good
- J

**The Loyne Specialist School**

2.26mi • Special

Outstanding

## Local Transport



- A** Kenwood Avenue  
0.05 mi • Bus stop or station

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- B** Carleton Street  
0.05 mi • Bus stop or station

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- C** Windsor Grove  
0.12 mi • Bus stop or station

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- D** Morecambe Rail Station  
0.29 mi • Train station

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- E** Bare Lane Rail Station  
1.42 mi • Train station

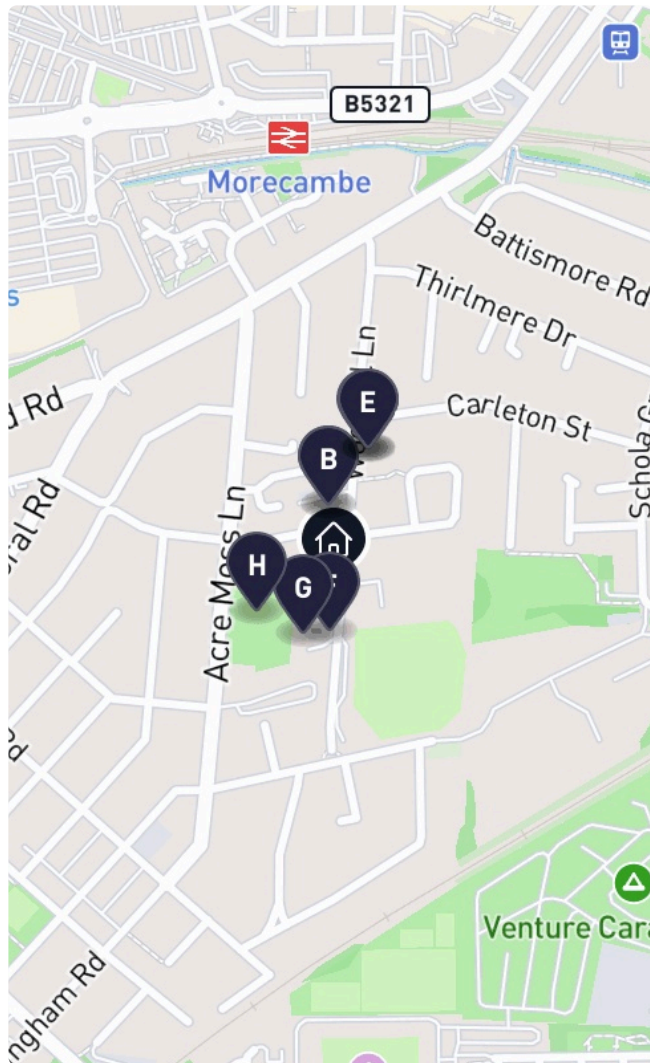
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- F** Blackpool International Airport  
21 mi • Airport

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- G** M6  
3.94 mi • Motorway

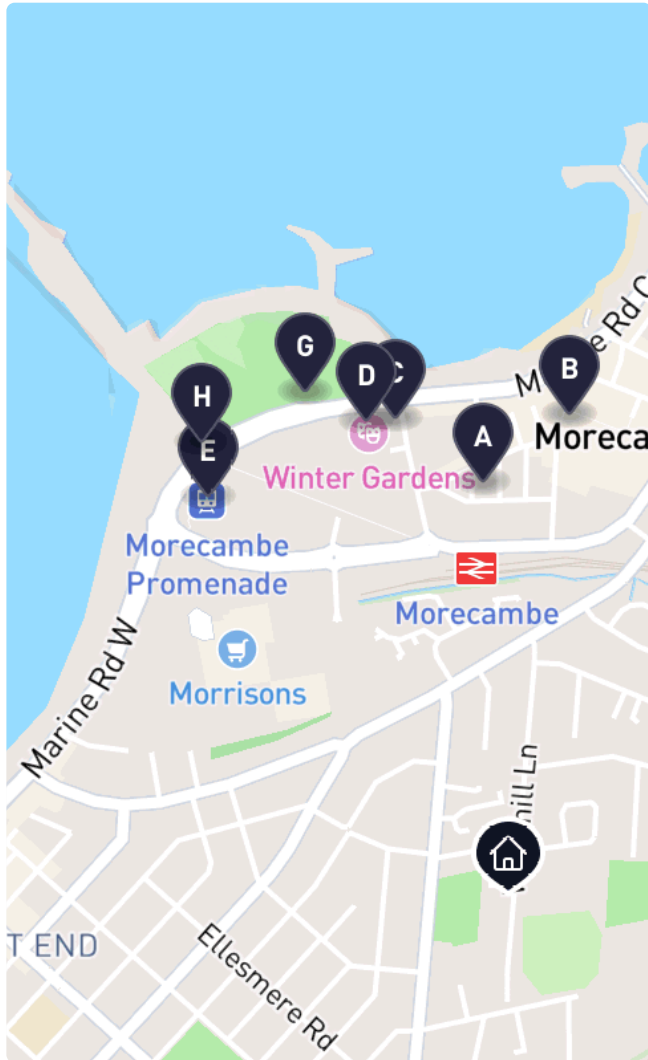
## Nearby Planning



- |  |   |
|--|---|
| <p><b>A</b> 3 Kenwood Avenue Morecambe Lancashire LA4 4PB 112ft </p> <p>Demolition of existing garage and erection of a replacement attached garage</p> <p>Approved Ref no. 21/00062/FUL 15-04-2021</p>  | <p><b>E</b> 42 Woodhill Lane Morecambe Lancashire LA4 4NN 328ft </p> <p>Erection of a single storey rear extension</p> <p>Approved Ref no. 19/00147/FUL 07-02-2019</p>  |
| <p><b>B</b> 3 Kenwood Avenue Morecambe Lancashire LA4 4PB 112ft </p> <p>Proposed lawful development certificate for the construction of a hip to gable extension, construction of a dormer extension to the rear elevation, infilling ...</p> <p>Approved Ref no. 23/00688/PLDC 15-06-2023</p> | <p><b>F</b> Unique Kidz And Co Woodhill Lane Morecambe Lancashire LA4 4NW 328ft </p> <p>Erection of outbuilding to the front elevation</p> <p>Approved Ref no. 22/00725/FUL 24-06-2022</p>  |
| <p><b>C</b> 42 Woodhill Lane Morecambe Lancashire LA4 4NN 328ft </p> <p>Erection of a single storey detached outbuilding to provide ancillary living accommodation</p> <p>Refused Ref no. 17/01531/FUL 13-12-2017</p>  | <p><b>G</b> Community Centre Woodhill Lane Morecambe Lancashire LA4 4NL 348ft </p> <p>Construction of a canopy to the western elevation</p> <p>Approved Ref no. 18/00725/FUL 04-07-2018</p>   |
| <p><b>D</b> 42 Woodhill Lane Morecambe Lancashire LA4 4NN 328ft </p> <p>Erection of a 4.6 metre deep, single storey rear extension with a flat roof with a maximum height of 2.9 metres</p> <p>Approved Ref no. 19/00038/PAH 11-01-2019</p>  | <p><b>H</b> Unique Kidz And Co Woodhill Lane Morecambe Lancashire LA4 4NN 371ft </p> <p>Erection of an extension to existing community centre, extension to existing garage to form a storage building, erection of 2 lodges and a bike store,...</p> <p>Approved Ref no. 23/01423/FUL 12-12-2023</p> |

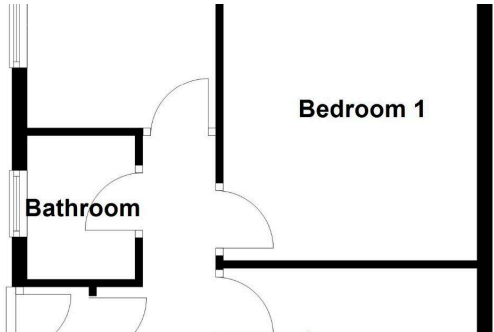
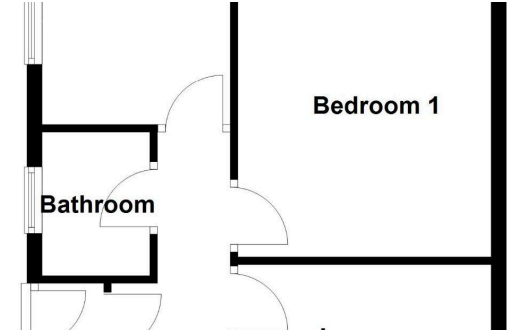
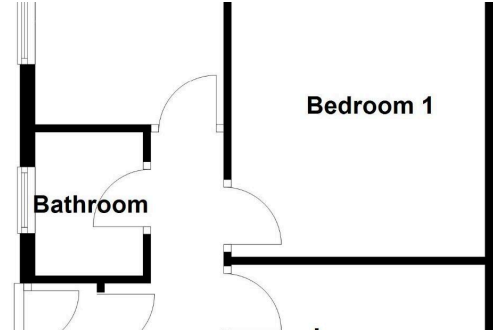


## Nearby Listed Buildings

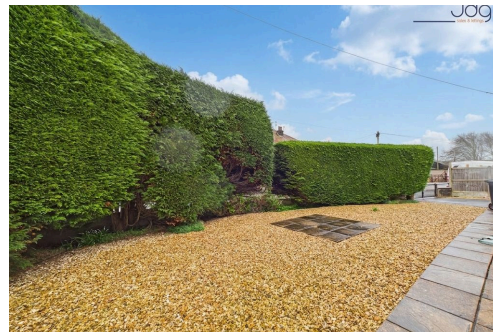


<b>A</b>	Grade II - Listed building CHURCH OF ST LAWRENCE 06/04/79	1804ft List entry no: 1292956	<b>E</b>	Grade II - Listed building MORECAMBE RAILWAY STATION MAIN BUILDING 06/04/79	2267ft List entry no: 1207224
<b>B</b>	Grade II - Listed building BARCLAYS BANK 06/04/79	2149ft List entry no: 1279833	<b>F</b>	Grade II - Listed building MOSS HOUSE AND ATTACHED BARN 20/01/93	2444ft List entry no: 1207226
<b>C</b>	Grade II - Listed building 217, 219 AND 221, MARINE ROAD CENTRAL 06/04/79	2182ft List entry no: 1207218	<b>G</b>	Grade II - Listed building WAR MEMORIAL 20/01/93	2451ft List entry no: 1292855
<b>D</b>	Grade II* - Listed building THE WINTER GARDENS 07/10/77	2208ft List entry no: 1025280	<b>H</b>	Grade II - Listed building WALL AND 2 PAIRS OF ENTRANCE PIERS ENCLOSING SOUTH EAST SIDE OF CAR PARK OF MIDLAND HOTEL 20/01/93	2490ft List entry no: 1292883





Property Images



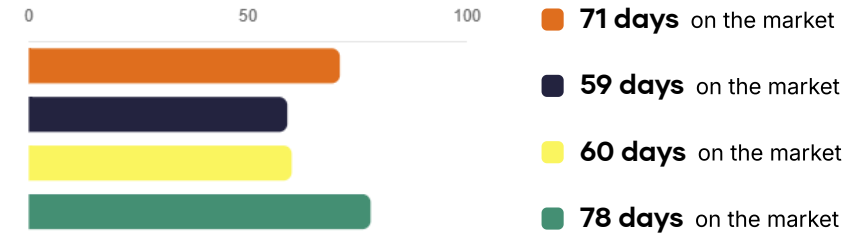




Average house price changes in the last year (Lancaster)

	Apr '25	Jul '25	Oct '25	Jan '26	Mar 26
Detached	£445k	£445k	£465k	£455k	£455k
Semi-Detached	£250k	£250k	£260k	£255k	£255k
Terraced	£198k	£199k	£207k	£203k	£203k
Flats/Maisonettes	£155k	£156k	£161k	£158k	£158k

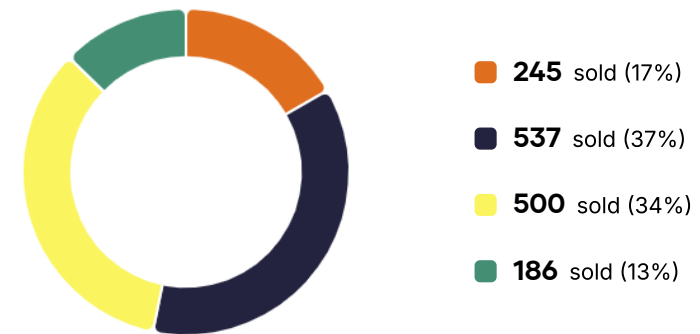
Average time on the market (Lancaster)



Average price per sqft (Lancaster)



Volume of sold properties in the last 12 months (Lancaster)



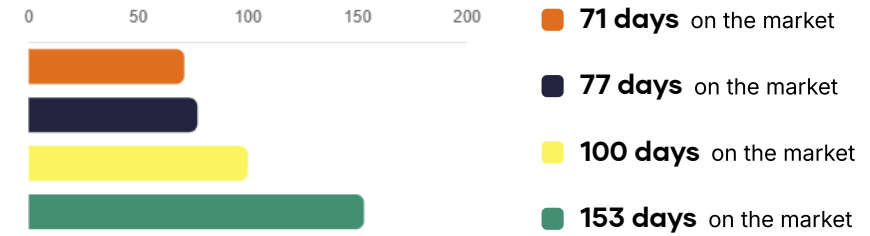
■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



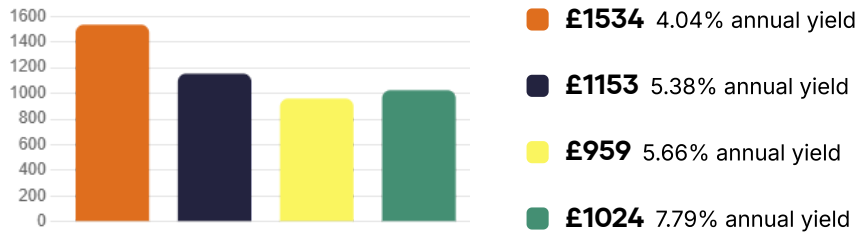
Average rental price changes in the last 12 months (Lancaster)

	Apr 25	Jul 25	Oct 25	Jan 26	Mar 26
Detached	£3600	£1280	£1406	£1212	
Semi-Detached	£1095	£1136	£1044	£1129	£1143
Terraced	£884	£860	£970	£894	£829
Flats/Maisonettes	£761	£837	£715	£818	£858

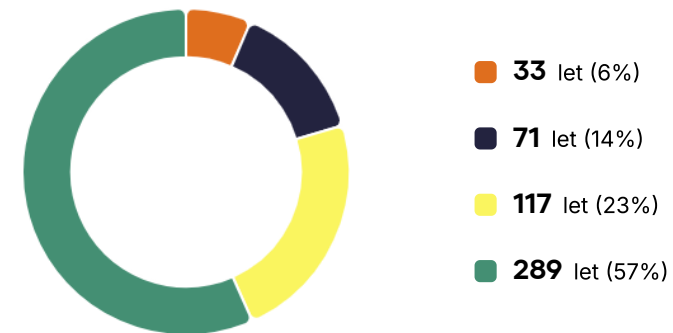
Average time on the rental market (Lancaster)



Average rental yield (Lancaster)



Volume of let properties in the last 12 months (Lancaster)



■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



## Welcome to JDG Estate Agents

Welcome to JDG Estate Agents, your trusted partner in Lancaster, Morecambe, and the surrounding areas since 1989. As the area's **\*\*only ethical estate agent\*\***, we are proud to combine our passion for property with a commitment to delivering exceptional service. We are experts in local knowledge and property data, using our insights to help clients make better-informed decisions. Whether it's understanding market trends, choosing the right price, or highlighting the hidden charms of a neighborhood, we love sharing our expertise to empower buyers and sellers alike. Our dedication to excellence has earned us more 5-star reviews than any other agent in the area as well as the honor of being the only local estate agent to win the prestigious EA Masters award two years... We are proven to achieve better results for you and your home!

## Testimonials



### Communication was exemplary

*“ Excellent, professional service provided from valuation to completion of sale. Communication was exemplary. Would use JDG again without hesitation. (retired Chartered Surveyor) ”*



Alan Cornthwaite

### All the staff are well trained

*“ Recently bought a house through JDG. Am so happy with my new home as it is wonderful and so peaceful. Pleased at how all the process went. All their staff are very well trained in giving excellent customer service and this shines through. Would recommend them to anyone. Thanks again to all the team in Lancaster. ”*



Mandy Blackwell

### Their team demonstrated unparalleled professionalism

*“ I cannot say enough great things about JDG Estate Agents! From the very first meeting to the final closing, their team demonstrated unparalleled professionalism, expertise, and dedication. Selling a home can be a daunting process, but they made it as smooth and stress-free as it probably can be. Their deep understanding of the market, strategic approach...*



Carolina Seredenco

### The feedback and follow ups were commendable

*“ JD Gallagher are an amazing team, from the first time we met them, we knew we were in safe hands. From beginning to end they hold your hand all the way, the viewings were second to none and there were a lot of them. The feedback and follow-ups were comendable, we couldn't fault them on anything at all, we have recommended them to everyone. O...*



Suzie Casey

### Simply the best estate agent I've ever dealt with...

*“ Excellent service from start to finish of house sale. JDG had clear processes in place for initial contact & excellent valuation & marketing. They are simply the best estate agent I've ever dealt with, and would recommend them to anyone selling or buying a house. ”*



Russell Humpage

### Best in the business

*“ I couldn't be more happier with the JDG service that I got when I sold this year. It is the best in the business and class. Everything from initial instructions, pricing, advice, appointment and offer management was delivered effortlessly and with great customer focus. It made it all easy and seamless. What lovely people. The communication was...*



Lynn Sedgwick

## Contact Us

## Get in touch

Office address **66 Market Street, Lancaster, LA1 1HP**

Email **sales@jdg.co.uk**

Phone **01524 843322**

Website **<https://www.jdg.co.uk>**

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## Opening hours

Monday **8:45am - 5:00pm**

Tuesday **8:45am - 5:00pm**

Wednesday **8:45am - 5:00pm**

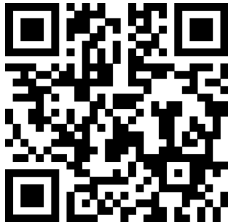
Thursday **8:45am - 5:00pm**

Friday **8:45am - 5:00pm**

Saturday **8:45am - 4:00pm**

Sunday **Closed**





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