



47 Bowland Road  
Morecambe, LA3 2EW

House - Semi-Detached

Offers In The Region Of  
**£170,000**

## Overview

- NO CHAIN
- BATHROOM
- OFF ROAD PARKING
- GOOD LOCAL AMENITIES
- WELL PRESENTED
- FOUR BEDROOMS
- WET ROOM
- GREAT FAMILY HOME
- LOW MAINTENANCE REAR GARDEN
- POPULAR AREA

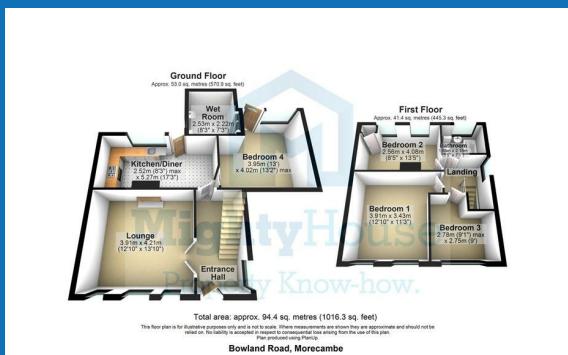
## Selling your home?

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### Entrance Hallway

Double glazed window to side, wooden flooring, radiator, under stairs storage, stairs to the first floor.

### Lounge

Double glazed window to the front, wooden surround fireplace with inset gas fire, wooden flooring, dado rail, radiator, tv point.

### Kitchen/Diner

Double glazed window to side, range of matching wall and base units, five ring gas hob, extractor hood, electric oven, stainless steel sink, plumbing for washing machine, space for fridge/freezer, breakfast bar, radiator, wooden flooring, double glazed door to garden.

### Ground Floor Bedroom Four

Double glazed window to front and rear, built in wardrobes, carpeted flooring, radiator, double glazed door to the garden, door to en-suite.

### En-Suite Wet Room

Double glazed frosted window to side, wash hand basin, electric shower, heated towel rail, fully tiled, extractor fan, vinyl flooring.

### First Floor Landing

Double glazed window to side, carpeted flooring, access to the loft.

### Bedroom One

Double glazed windows to front, carpeted flooring, radiator.

### Bedroom Two

Double glazed window to rear, carpeted flooring, radiator.

### Bedroom Three

Double glazed window to front, carpeted flooring, radiator.

### Family Bathroom

Double glazed frosted window to rear, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, partially tiled, extractor fan, heated towel rail, W.C.

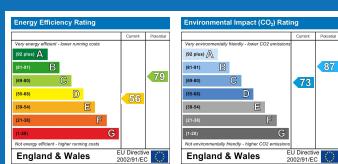
### Outside

Gated driveway to the front with off road parking. Fully enclosed low maintenance rear garden, patio areas.

### Useful Information

Tenure- Freehold

Council Tax Band (A) £1,578.14



**Lancaster Office:** 53A Market Street, Lancaster, Lancashire, LA1 1JG

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