



21 Lathom Grove  
Morecambe, LA4 5XT

House - Semi-Detached

Price Guide

£265,000



# 21 Lathom Grove Morecambe, LA4

House - Semi-Detached



## Overview

- SEMI-DETACHED
- TWO RECEPTION ROOMS
- WELL APPOINTED KITCHEN
- OFF ROAD PARKING FOR ONE CAR
- WITHIN WALKING DISTANCE TO THE SEA FRONT
- THREE BEDROOMS
- CONSERVATORY
- WONDERFUL GARDENS
- CUL-DE-SAC LOCATION
- EXCELLENT LOCAL AMENITIES

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### Entrance Vestibule

Spacious vestibule with space for coats and boots and a laminate floor.

### Hallway

Stairs to the first floor, laminate floor, radiator, under stairs storage cupboard housing the Worcester combi boiler.

### Lounge

Double-glazed bay window to the front, feature fireplace with inset coal effect gas fire, sliding doors to the dining room, carpeted floor, radiator.

### Dining Room

Double-glazed sliding doors to the conservatory, carpeted floor, radiator

### Conservatory

Double-glazed doors to the garden, carpeted floor, wall heater.

### Kitchen

Double-glazed windows to the side and rear, a range of matching cabinets finished in a high gloss cream, stainless steel sink, breakfast bar, four ring gas hob and extractor hood, integrated microwave, electric oven and grill, integrated fridge/freezer and dishwasher, plumbing for washing machine, vinyl floor, radiator, double glazed door to the garden.

### First Floor Landing

Double-glazed window to side, carpeted floor.

### Bedroom One

Double-glazed bay window to the front, built-in wardrobes, carpeted floor, radiator.

### Bedroom Two

Double glazed window to rear, carpeted floor, radiator.

### Bedroom Three

Double-glazed window to the front, carpeted floor, radiator.

### Bathroom

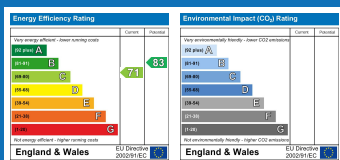
Double-glazed frosted windows to the side and rear, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, built-in linen cupboard, heated towel rail, vinyl floor, access to the loft, W.C.

### Outside

Off-road parking to the front for one car. A fully enclosed rear garden which has been planted to reflect the colours through the seasons with an array of various trees, plants and shrubs, raised flower beds, a pergola leading to a lovely patio area, lawn area, water tap and gate to access the front.

### Useful Information

Tenure Freehold  
Council Tax Band ( B ) £1756.26



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.