



12 Elkin Road
Morecambe, LA4 5RN

House - Semi-Detached

Price Guide

£330,000

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House - Semi-Detached



Overview

- SEMI-DETACHED
- THREE BEDROOMS
- MULTI FUEL STOVE
- ONE AND A HALF SIZE GARAGE WITH DOORS OPENING TO THE FRONT AND REAR
- BEAUTIFULLY PRESENTED THROUGHOUT • POPULAR LOCATION
- EXTENDED TO THE REAR
- THREE RECEPTION ROOMS
- ENCHANTING GARDEN
- OFF ROAD PARKING FOR MULTIPLE CARS

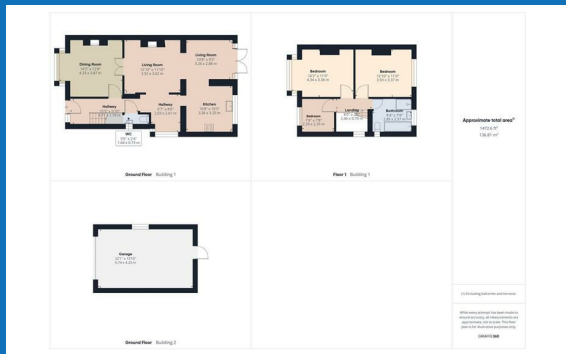
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Entrance Hallway

Stairs to the first floor, cupboard housing consumer unit, laminate floor, radiator.

Cloakroom

Double-glazed frosted window to the side, wash hand basin, extractor fan, vinyl floor, storage space, W.C.

Dining Room

Double-glazed bay window to the front, fireplace, laminate floor, radiator, double doors opening onto the lounge.

Lounge

Open plan to the family room, fireplace with inset multi-fuel stove, built-in book shelf, laminate floor, radiator.

Family Room

Double-glazed doors opening onto the garden, double-glazed velux window, tiled floor, radiator.

Kitchen

Double-glazed window to the rear a range of beautifully crafted cabinets finished in a high gloss with complimentary work surfaces, ceramic Armitage Shanks sink, Range cooker with a seven ring gas hob and extractor hood, two electric ovens, grill and warming oven, plumbing for washing machine, integrated dishwasher, Worcester combi boiler, space for fridge/freezer, tiled floor.

Breakfast Area

Double-glazed windows to the side, laminate floor, space for table and chairs.

First Floor Landing

Double-glazed window to the side, carpeted floor.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Double-glazed windows to rear and side, bathtub with shower attachment, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, tiled floor, access to the loft, W.C.

Outside

Wider than average driveway with off-road parking to the front for multiple cars, boat and motorhome., access to the garage, established apple tree and gate to access the rear. An outstanding fully enclosed rear garden that has been carefully planted to reflect the changing seasons with an assortment of beautiful flowers including peonies, hydrangea, honeysuckle, and clematis being just a few adorning this lovely enchanting garden. Lawn area, various patio areas, raised vegetable patch, rockeries, greenhouse, Gazebo with seating area, wood store, access to the garage, power point, water tap, gate to access the front.

Garage

One-and-a-half-size garage with up-and-over doors to the front and rear, side door, power and light and loft space.

Useful Information

Tenure Freehold
Council Tax Band (C) £2007.16

The open area of the old kitchen which is currently used as a breakfast area would make an ideal shower room, complimenting the ground floor cloakroom.

The loft area is fully boarded with a pull-down ladder, great for storage or a playroom.

The rear of the property could be opened up with double gates which will give a rear exit onto Burlington Road.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C
67	80	57	60

England & Wales EU Directive 2002/91/EC



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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.