

7 Birklands Avenue, Morecambe, LA4 5SH



£180,000

Three-bedroom semi-detached home, perfectly maintained and rich in potential, nestled in a friendly neighbourhood that has welcomed the same family for over 50 years. This longevity is a testament to the area's appeal and the home's enduring value.

Key Features:

Three Spacious Bedrooms: Ideal for families or those needing extra room for work-from-home setups.
Well-Maintained Living Spaces: Though some areas are dated, the home has been meticulously cared for, presenting a fantastic opportunity to modernise and add personal touches.
 The property offers ample room for expansion, subject to planning permissions, making this an excellent choice for growing families or investors looking to increase value.

Property Description: Step into a welcoming atmosphere where each room tells a story of family life and cherished memories. The ground floor features a traditional layout with an open-plan lounge and dining room and a functional kitchen that awaits a modern revival. Upstairs, the three bedrooms offer comfortable living spaces, along with a shower room.

Outside, the property boasts a generous rear garden perfect for children's play areas, family gatherings, or future extensions.

Ideal For:

Families seeking a forever home with space to grow.
 Buyers looking for a property they can update and add value to over

time.
 Those attracted to homes with a rich history and a strong community feel. Don't miss the chance to own this delightful property that offers both a solid foundation and exciting potential. Contact us today to schedule a viewing and see how you can make this house your new home.

Within a short distance of the seafront promenade, renowned schooling and excellent local amenities.
 No onward chain.

Entrance Hallway



Stairs to the first floor, carpeted floor, electric storage heater.

Lounge/Diner



Dual-aspect room with an abundance of natural light, double-glazed windows to the front and rear, electric storage heater, carpeted floor and gas fire.

Kitchen



Double-glazed window to the rear, range of matching wall and base units, stainless steel sink, gas boiler, double glazed door to the garden, plumbing for washing machine, space for fridge/freezer, free-standing gas cooker, walk-in larder housing the meters, vinyl floor, electric storage heater.

First Floor Landing

Double-glazed window to the side, electric radiator, carpeted floor and access to the loft which is insulated.

Bedroom One



Double-glazed window to the front, wardrobe, electric storage heater, carpeted floor.

Bedroom Two



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

Bedroom Three



Double-glazed window to the front, built-in storage cupboard, carpeted floor.

Shower Room



Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, wash hand basin, built-in linen cupboard, heated towel rail, vinyl floor, W.C.

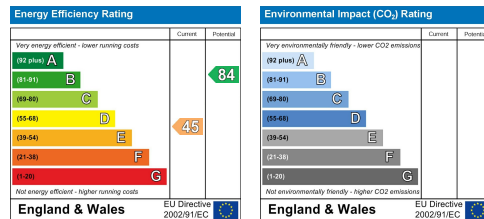
Outside

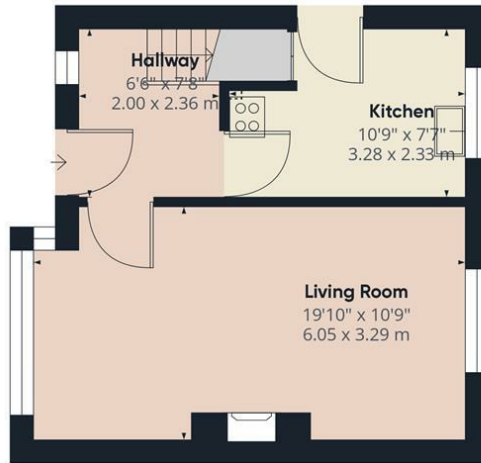


Off-road parking to the front with space for four to five vehicles or camper van, small front garden with various plants and shrubs. Low maintenance hedged rear garden, patio area and storage shed.

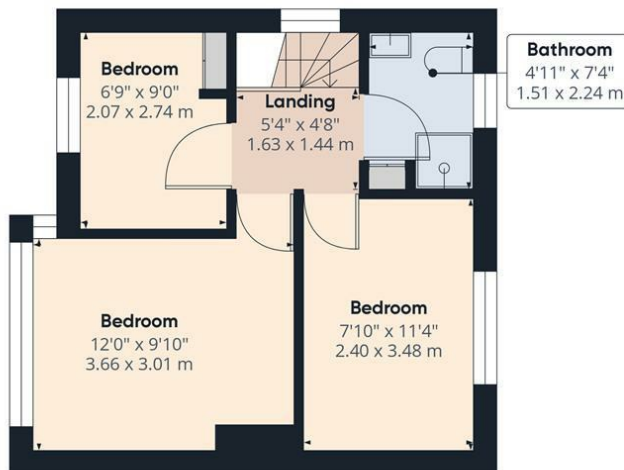
Useful Information

Tenure FReehold
Council Tax Band (B) £1756.26
No Onward Chain





Ground Floor



Floor 1

Approximate total area⁽¹⁾

688.57 ft²
63.97 m²

Reduced headroom

0.32 ft²
0.03 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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