

2 Fairbank Grove, Morecambe, LA4 4LZ



£175,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Tucked away in a peaceful cul-de-sac, this generously sized bungalow offers fantastic potential and is available with no onward chain. Requiring modernisation, it presents a superb opportunity for buyers looking to put their own stamp on a home with excellent space, a flexible layout, and a wonderful garden.

The accommodation includes two well-proportioned bedrooms on the ground floor, as well as a converted loft room accessed via a staircase—ideal as a third bedroom, home office, or hobby space, depending on your needs.

The heart of the home is the spacious kitchen and open-plan dining area, offering a great footprint for entertaining and everyday family life. There is also a modern shower room and plenty of scope to enhance and update the interior to suit your style.

Externally, the property continues to impress with a long, private rear garden—a real asset, perfect for keen gardeners, families, or simply those who enjoy outdoor space. A detached garage provides additional storage or secure parking, and there's ample room to extend the property further (subject to relevant permissions), making this a fantastic long-term investment.

Set in a quiet residential location, yet close to local amenities, transport links, and green spaces, this property offers the perfect blend of peace, potential, and practicality. Early viewing is highly recommended to fully appreciate what this home has to offer.

Entrance Hallway



Stairs to the first floor, radiator, carpeted floor.

Lounge



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

Open Plan Kitchen/Diner



Double-glazed windows to the rear, a range of matching wall and base units, plumbing for washing machine, stainless steel sink, free-standing electric cooker, vinyl floor, radiator and door to the garden.

Dining Room

Understairs storage cupboard housing the electric meter, radiator, carpeted floor,

Bedroom One



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

Bedroom Two



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

Shower Room



Double-glazed frosted window to the side, shower cubicle with Aqua electric shower, vanity unit with inset wash hand basin, heated towel rail, vinyl floor, W.C.

Loft Room



Double-glazed window to the front, built-in wardrobes, storage room housing the Worcester combi boiler, carpeted floor, radiator.

Outside

Lawn area to the front, off-road parking for numerous vehicles and access to the garage. Generous rear garden with a lawn and patio area, various trees, plants and shrubs.

Garage

Detached garage with an up-and-over door.

Useful Information

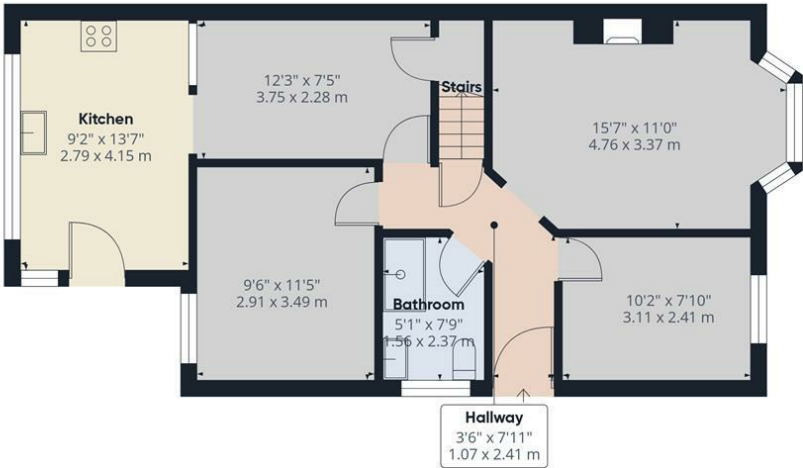
Tenure Freehold

Council Tax Band (A) £1,605

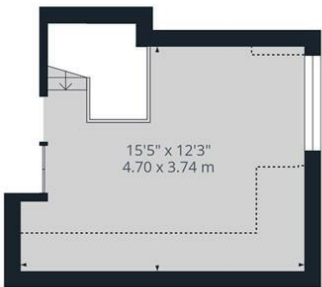
No Onward Chain

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(71-80) C		
(61-70) D		
(51-60) E		
(41-50) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(61-80) C		
(51-60) D		
(31-50) E		
(21-30) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

842 ft²
78.3 m²

Reduced headroom

47 ft²
4.4 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.

GIRAFFE360



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