



16 The Mews, Morecambe, LA4 6TR

A well-proportioned three bedroom mid-terrace property located in a quiet neighbourhood in Morecambe. Close to the local primary school, with a child friendly secure rear garden, it is the perfect base for a young family. It is within walking distance of Bare Lane train station and a short drive to the Bay Gateway, great for commuters, or for days out over the weekend.

In need of modernisation, there is ample room internally to tailor to your needs and create a warm and welcoming home. Two large receptions create a fantastic social space for entertaining family and friends. The property has a separate garage to the rear, accessed by a shared driveway, great for storing vehicles or using as a workshop.



Key Features and Location

Located in a quiet neighbourhood, near to the local primary school, the property is the perfect base for a young family. There is a separate garage to the rear, accessed by a shared driveway to the side. Inside, the property has spacious living areas, great for entertaining family and friends. In need of modernisation, there is plenty of potential to tailor this property to your lifestyle.

Living Room

14'9" x 11'4" (4.5 x 3.47)

A well-proportioned living room with a double glazed window to the front, wall mounted lights and a ceiling light to create a bright social area. There is an electric fireplace and radiator to keep the room warm during the colder months. A large archway leads into the dining room to the rear.

Dining Room

9'10" x 8'10" (3 x 2.71)

The dining room has ample space for a family dining table, with a large double glazed window looking out to the back garden and access to the kitchen, making it a great place for hosting family get togethers.

Kitchen

9'10" x 8'7" (3 x 2.63)

A functional kitchen with all the amenities you'd need for a busy family home. It features an induction hob, an integrated oven, washing machine, fridge, freezer and a pantry for storing perishables. There is also a double sink and drainer beneath the double glazed window out to the back garden, with an external UPVC door providing access to the outside.

WC

7'6" x 2'11" (2.3 x 0.89)

A downstairs WC is located next to the front door, with a pink low flush toilet and sink unit, and a radiator providing heat.

Bedroom 1

11'0" x 10'9" (3.37 x 3.29)

A large double bedroom sits at the front of the house, with a double glazed window letting in natural light. There are built in wardrobes with mirrored sliding doors, making the room feel spacious, with hanging space and shelves for clothing.

Bedroom 2

11'7" x 9'6" (3.54 x 2.9)

A carpeted double bedroom to the rear of the property with a

large double glazed window overlooking the back garden. There is a radiator and wardrobes for storage.

Bedroom 3

8'4" x 8'2" (2.56 x 2.5)

A single bedroom with a double glazed window out to the rear garden and radiator. It would make a great children's bedroom or home office.

Bathroom

6'6" x 6'5" (2 x 1.98)

The tiled main bathroom features a combined shower and bath, a low flush WC and a freestanding sink unit. A frosted double glazed window out to the front provides natural light.

Garden

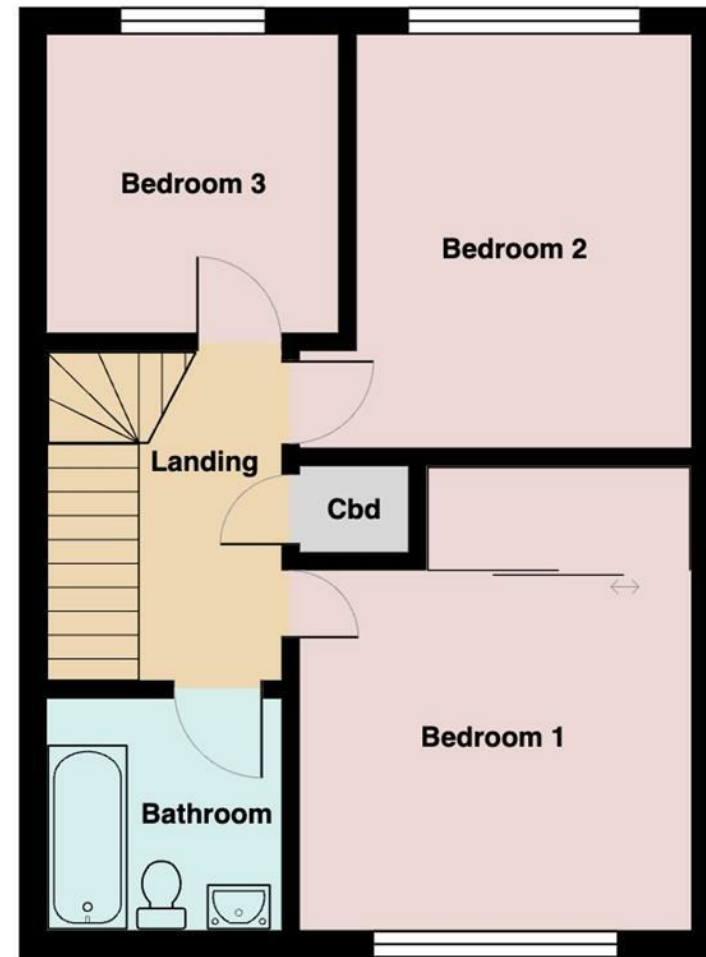
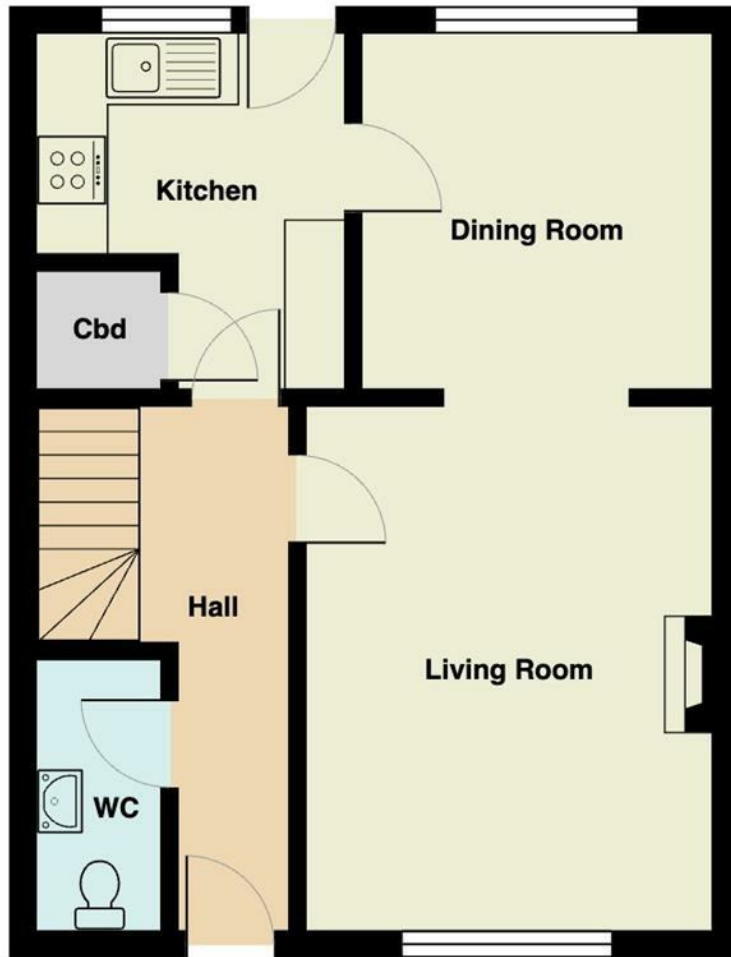
The paved rear garden is a great space for enjoying the warmer months, with a back gate out to the rear passage leading to the garage.

Garage

The property comes with a garage, accessed via a shared driveway to the rear providing off road parking, or for use as a workshop and storage unit.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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