



19 George Street, Morecambe, LA4 5SU

A well-proportioned two bedroom terraced house in a convenient location in Morecambe. You have local supermarkets, schools, pubs and eateries on your doorstep, plus excellent transport links to Morecambe, Lancaster and the motorway, making it an ideal hub for busy life. You can make the most of the local landscape, with the historic promenade and countryside walks just a short journey away.

The property has been recently renovated downstairs to create a large open plan living room and kitchen, with contemporary design and laminate flooring tying the spaces together. There is plenty of space for seating around the multi-fuel burner, so a great social space to gather family and friends. Upstairs has been partly renovated with finishing needed, and consists of two double bedrooms and the bathroom, with an attic space above. There is a secure rear garden with raised bed and pond, plus a large seating area that leads out from the French doors in the kitchen allowing the space to become an extension of the living space in the warmer months.

A great house with a sleek modern feel downstairs that is just waiting for you to add your finishing touches to the upstairs to become your new, contemporary home.



Location

Situated on George Street in Morecambe, you are within easy reach of Lancaster Road Primary School and local supermarkets, making it a convenient hub for busy life. You won't be stuck for things to do, with Morecambe town centre and its range of shops, restaurants and attractions nearby, plus the idyllic promenade running along the Morecambe Bay coastline. For those travelling for work, there are excellent transport routes into Morecambe, Lancaster and to the Bay gateway providing access to the motorway and surrounding villages.

Living Room

15'1" x 14'1" (4.6 x 4.3)

A well-proportioned and nicely presented living room sits at the front of the property, with laminate flooring tying the space to the open plan kitchen behind. A double glazed window looks out to the front of the property and provides natural light during the day. The focal point of the room is a woodburner with modern wooden floating mantle above. Alcoves either side of the chimney breast provide space for storage units. There is plenty of floor area for sofas, with an understair alcove with downlighting and a sleek black vertical radiator housing an additional sofa.

Kitchen

14'1" x 9'5" (4.3 x 2.89)

A large open plan kitchen sits at the back of the house, with a double glazed window and French doors leading out to the secure rear garden. Appliances include a four ring Lamona induction hob with a sleek black oven housed below, with an integrated washing machine beneath the modern composite sink and drainer. The Valliant boiler is wall mounted and has been regularly serviced. A breakfast bar seating area flows into the living room, with laminate flooring tying the spaces together. An integrated fridge and freezer sits beside the French doors, with extra work surface and cabinetry, so you won't be short of preparation or storage space in this contemporary kitchen. The room has spotlights and a speaker system embedded in the ceiling creating the perfect space for entertaining.

Landing

7'1" x 2'6" (2.18 x 0.77)

The carpeted landing connects the bedrooms with the bathroom. A large storage cupboard sits beside the bathroom door, with power for appliances and plenty of storage space to keep the rest of the house feeling clean and clutter-free. The attic space is accessed by a small hatch in the ceiling above the landing. The walls have been recently plastered and are in need of finishing and decorating, with your choice of look. The wooden staircase, installed in 2022, has been painted in a contemporary charcoal colour to tie it into the modern design of the downstairs.

Bathroom

8'5" x 7'2" (2.58 x 2.19)

The family bathroom sits off the main landing with a single glazed frosted window on the rear aspect providing natural light. The suite includes a bathtub with overhead waterfall shower, a low flush toilet and a pedestal sink. A double panel radiator sits above the vinyl floor providing warmth. A useful open storage cupboard is located in the corner of the room, ideal for toiletries and linen. Two wall mounted rails and clothing hooks provide hanging space for drying towels.

Bedroom 1

14'6" x 11'10" (4.44 x 3.62)

An impressively large double bedroom sits at the front of the property with a double glazed window overlooking the street outside. There is ample space on the carpeted floor for a king size bed and drawer units, with an alcove at the foot of the bed housing a large wardrobe with sliding doors. A double panel radiator sits beside the sleeping area, with a central ceiling light completing the comfortable bedroom.

Bedroom 2

9'8" x 7'1" (2.96 x 2.16)

A double bedroom located at the rear of the property with a double glazed window looking out to the rear garden. There is space on the carpeted floor for a double bed and storage solutions, with a TV mount on the wall. Great as a second double bedroom, or as a home office or hobby room, depending on your needs.

Attic

An attic space sits above the property with an access hatch above the landing. A useful space for long term storage.

Garden

A well-proportioned rear garden with a seating area leading out from the french doors in the kitchen and a raised planting bed and pond, with a natural stone retaining wall. The garden is private and secure, so great for children and pets, with a rear gate providing access to the alley behind.

Additional Information

Freehold. Council Tax Band A.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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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