



2 Harrow Grove, Morecambe, LA4 6SA

This fantastic three bedroom semi-detached bungalow is a hidden gem. Located at the end of a quiet cul-de-sac in the Torrisholme area of Morecambe it offers a convenient location with amenities nearby combined with a tranquil and private setting. The property is within walking distance of the Jubilee club, shops and restaurants, with Torrisholme Square and excellent local bus routes nearby. You are perfectly placed to make the most of the local area, with Lancaster, Morecambe and Heysham within easy reach, plus the M6 motorway accessible via the Bay Gateway, great when travelling further afield.

The property has been exceptionally well-maintained and updated, with a contemporary bathroom, modern kitchen and cleverly designed fitted storage all installed in recent years. The double glazed windows feature integrated blinds and the whole property is tastefully decorated throughout. On the ground floor a spacious living room and expansive kitchen diner offer space to host family and friends, with a modern bathroom suite by the entrance. Two double bedrooms sit on the ground floor with stylish fitted storage and French doors out to the garden respectively. On the first floor, up the carpeted staircase, sits a well-proportioned double bedroom with plenty of storage space and views out over the rear garden. A detached garage offers the ideal spot for a home workshop or utility room, with the luscious, low maintenance garden beside offering space to soak up the sun. A five car driveway runs down the side of the house, with a well-presented front garden adding excellent kerb appeal. The property is sold with no onward chain, allowing you to move in and start your new chapter with ease.

Properties in this area, and of this presentation, don't come to the market often, so contact us today to book a viewing!



GROUND FLOOR

Hall

9'10" x 8'10" (3.02 x 2.70)

A bright, neutrally decorated hallway connects the downstairs living and sleeping spaces, with an integral porch at the entrance, great for removing outdoor shoes and clothing. A single panel radiator sits above the cream carpeted floor, with a pendant ceiling light above, making it a warm and welcoming entrance to the home. A deep understair cupboard offers storage space for household gadgets.

Living Room

13'9" x 10'11" (4.21 x 3.35)

A well-proportioned living room sits at the front of the property, with dual aspect double glazed windows that provide plenty of natural light, with wall lights and a central ceiling light for the evenings. A gas fire sits in a brick fireplace and forms the focal point of the room, with ample space on the surrounding carpeted floor for multiple seating options, storage and display units, so you can configure the room to fit your lifestyle. A great space for gathering family and friends, it has tasteful décor and decorative features including coving and a central ceiling rose.

Kitchen Diner

18'2" x 10'11" (5.56 x 3.35)

An impressive open plan kitchen diner is located at the rear of the house, with dual aspect double glazed windows and a frosted glass UPVC door leading out the driveway and rear garden. The contemporary kitchen has been fitted in recent years and features a grey laminate work surface and grey subway tiled backsplash which contrast against the warm white cabinetry above and below. Appliances include a four ring gas hob, integrated gas double oven, integrated fridge and freezer plus an undercounter washing machine which is up for negotiation. The kitchen is fitted with low level and undercounter lighting, plus spotlighting in the ceiling, in keeping with the sleek, stylish look. Modern, wood effect LVT flooring flows through the open archway into the dining area, tying the two spaces together. The dining space has ample room for a family dining table beside the double glazed window on the side aspect, with wall lights, a ceiling light and a single panel radiator, making it a bright and comfortable space for dinner parties. A cupboard houses the consumer unit for the property, with the Worcester boiler mounted beside.

Bathroom

9'6" x 7'7" (2.91 x 2.33)

A recently installed modern bathroom suite services the property, situated by the entrance so great for visitors and small children. Neutral tiling on the floor and walls make it a stylish and practical space, with a double glazed frosted window on the side aspect and a central ceiling light above. The suite includes a bathtub, shower enclosure, low flush toilet and a sink with storage below. A heated towel rails is mounted by the entrance, with a wall-mounted mirrored cupboard set behind the door completing the well-designed, inviting bathroom.

Bedroom 2

11'4" x 9'11" (3.47 x 3.04)

A well-presented double bedroom at the front of the house benefits from a large double glazed window taking in views of the front garden and providing plenty of natural light. There is ample room on the carpeted floor for a double bed and bedside tables, with an abundance of storage space provided by the new built in wardrobes with sliding doors that fill one wall. With both hanging space and shelving, plus a cleverly designed internal mirror, they allow you to keep the clean, modern feel of the room. Striking statement wallpaper on the wall behind the bed provides a welcoming pop of colour, completing the welcoming sleeping space.

Bedroom 3

12'5" x 9'11" (3.79 x 3.04)

A carpeted double bedroom sits to the rear of the house, with a versatile set up, allowing you to choose between using it as a third bedroom, reception room or hobby room, depending on your needs. French doors with integrated blinds and new door locks lead out into the private rear garden, allowing the space to be opened up in the warmer months and providing a green backdrop to look out to each day. A single panel radiator sits against the wall, with both wall and ceiling lights making it a comfortable, useable space all year round.

FIRST FLOOR

Bedroom 1

11'8" x 10'0" (3.58 x 3.05)

On the first floor is a well-proportioned double bedroom, with a fresh grey carpeted floor and large double glazed window on the rear aspect taking in the views of the trees at the rear of the garden. With a full-size staircase and a full-height ceiling, it's an impressive bedroom with an abundance of storage in the form of

an open wardrobe alcove, store cupboard and eaves storage access. With wall lights over the sleeping space, it's a great bedroom space that is presented as well as the rest of the home.

EXTERNAL

Garage

20'4" x 12'5" (6.20 x 3.81)

A large detached garage sits at the end of the driveway and features an electric up and over door, power and lighting, making it perfect for a utility space or home workshop. Dual aspect single glazed windows provide daylight, with a clear perspex roof over the rear portion, providing light from above too. A good sized, practical space that you can choose how to use.

Rear Garden

The low maintenance, private rear garden offers a tranquil oasis for you to soak up the sun and enjoy with family and friends. Backing onto Eric Morecambe care home and bordered by established bushes and trees, you'll forget you're in easy reach of local amenities due to how quiet and secluded it feels. A paved patio sits outside the French doors from the third bedroom and there's a central seating area, with uninterrupted sunshine making it ideal for sitting back and relaxing on long summer days.

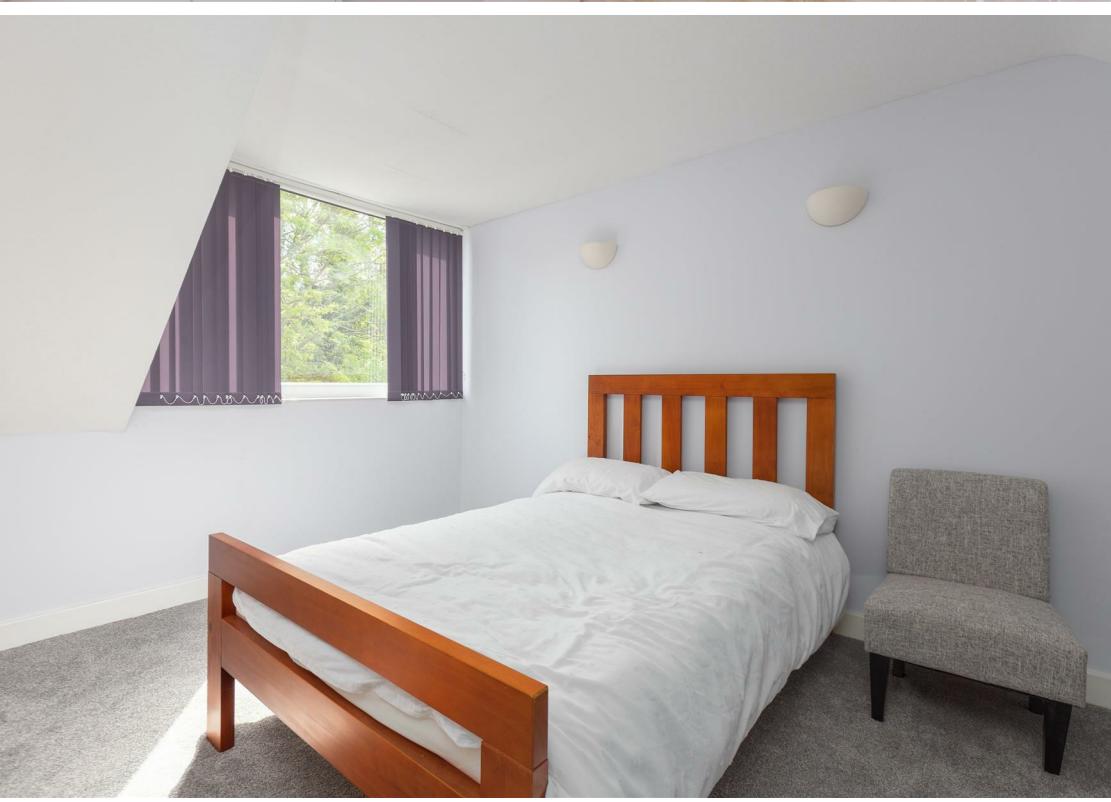
Exterior

The property boasts excellent kerb appeal, with a well-presented front garden featuring a lawn with paving and planting beds. Fencing either side separates you from the neighbours and the house is at the end of a very quiet cul-de-sac so traffic noise is minimal. A five car block paved driveway offers an abundance of off-road parking, whether for cars or campervans and leads up to the detached garage at the rear.

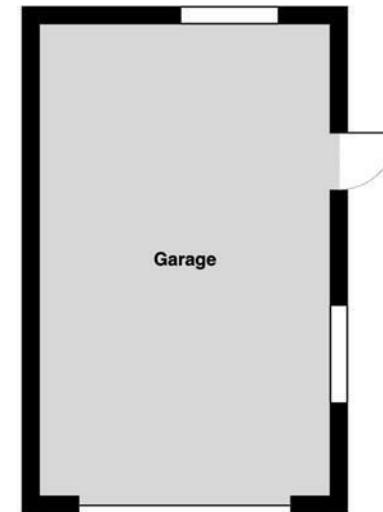
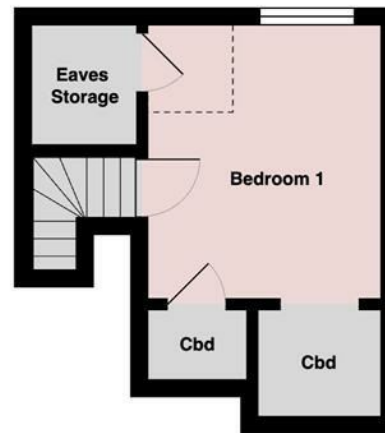
Additional Information

Freehold.

Sold With No Onward Chain.







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

81

58

EU Directive 2002/91/EC

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