



23A, South
Grove, Morecambe, LA4 5RL

23A, South Grove, , Morecambe

The property at a glance

- Generously Proportioned Semi Detached Property
- Local Amenities, Schools & Transport Links Within Easy Reach
- Five Bedrooms (Four Double)
- Lounge Through To Dining Room
- Kitchen Diner
- Integrated Garage
- Driveway & Low Maintenance Gardens
- Gas Central Heating
- uPVC Double Glazing
- Band: C EPC: D

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£225,000

Get to know the property



Generously proportioned semi detached family home boasting five bedrooms!

Conveniently situated within walking distance to schools, supermarkets, the seafront and having regular transport links into Lancaster, Morecambe and beyond.

This fabulous property offers well proportioned accommodation set over three floors - upon entrance to the property the welcoming hallway leads through into the bay fronted lounge, kitchen diner and integral garage. The spacious through lounge features a coal effect gas fire set in quartz surround and wooden mantle with uPVC double glazed sliding doors leading out to the rear garden - a lovely space for dining.

At the end of the hallway, the kitchen offers a range of wall and base units with granite effect laminate worktops, integrated oven and grill, induction hob with extractor hood over, plumbing for washing machine/dishwasher and space for fridge and freezer.

To the first floor, there are two double bedrooms, a single bedroom and a contemporary three piece bathroom suite comprising; bath with electric shower over, dual flush WC and wash hand basin with a white tiled splash back to complement furthermore, there is a second WC located just off the hallway.

From the landing, there is an opening to the stairs to the second floor, where you will find a further two bedrooms with storage space.

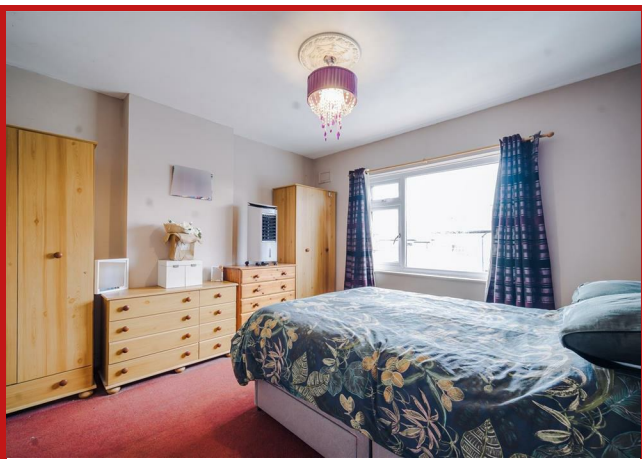
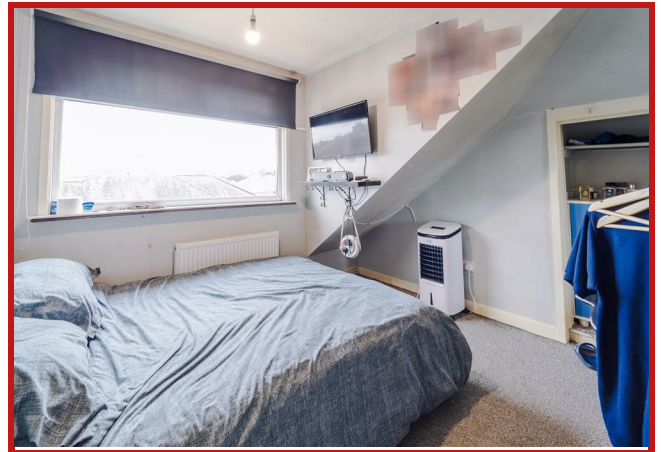
Externally, there is a pebbled front garden with driveway providing off road parking for one vehicle. The rear garden is private and enclosed with a large paved area, flower borders and outhouse.

GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

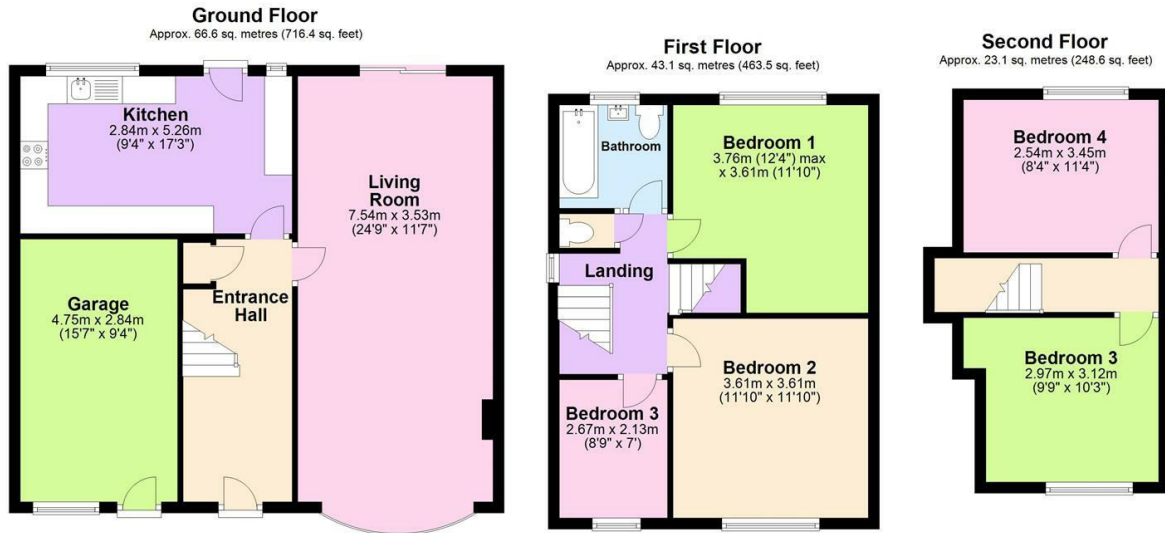


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Morecambe, Lancashire, LA4
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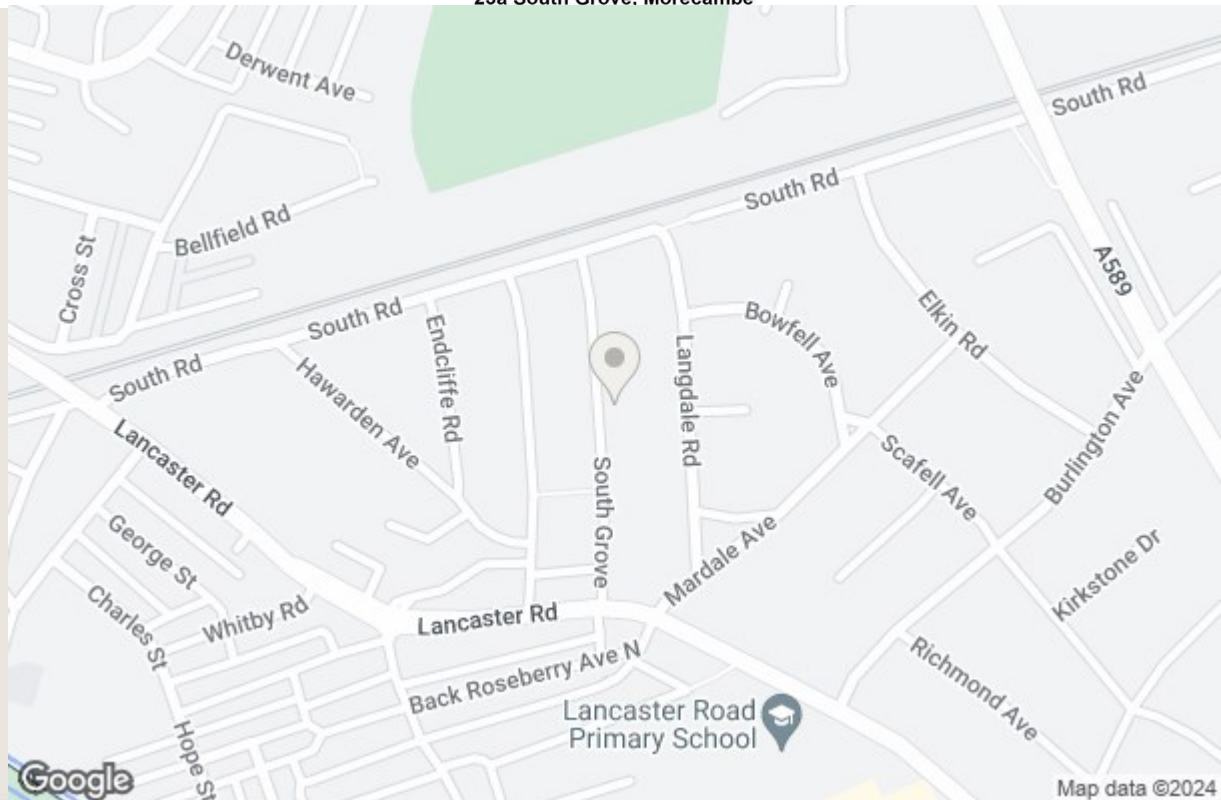
Take a nosey round



Total area: approx. 132.7 sq. metres (1428.4 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

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Energy Efficiency Rating	
	Current
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	78

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	

EU Directive 2002/91/EC

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