



R&B

16 Barnes Road, Morecambe, LA3
1UW

16, Barnes Road, Morecambe

The property at a glance 3 1 2

- Beautifully Presented Semi Detached Property
- Three Bedrooms
- Three Piece Shower Room
- Modern Fitted Kitchen
- Stylish Decoration
- Spacious Rear Garden
- Off Road Parking
- Tenure Freehold
- Council Tax Band B
- EPC Rating E

R&B
ESTATE AGENTS

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£235,000

Get to know the property



Welcoming to the market this charming property located in the popular residential area of Heysham. This deceptively spacious three-bedroom semi-detached house offers a wonderful opportunity for a first-time buyers or a growing family.

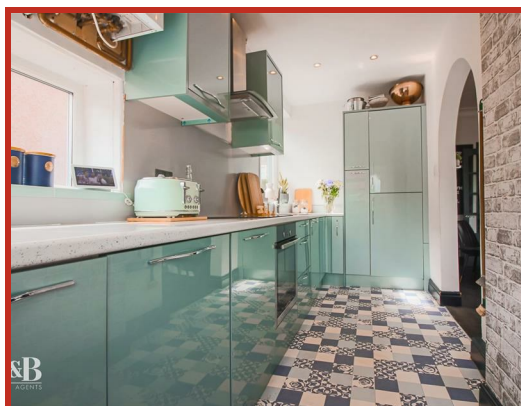
Only a 5 minute walk away, you will find yourself at the promenade, the ideal spot for leisurely strolls along the shore or enjoying picnics with loved ones. You will also have the convenience of having many local amenities on your doorstep including schools, shops, transport links, churches and parks.

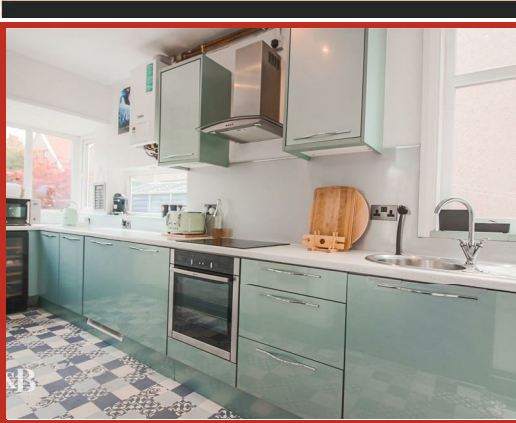
Upon entering, you find your in a bright hallway with ample storage, the doorway to the left will then draw you into the cosy lounge. The French doors that divide the lounge and dining room really open up the space and allow you to enjoy a view of the garden from the sofa. The stylish lounge room is the perfect place for entertaining guests, with French door opening up onto the patio, another great space for hosting. The archway in the dining room will bring you into the modern kitchen with dual aspect, the kitchen is equipped with an integrated fridge/freezer and tumble dryer as well as the all-important wine cooler.

Upstairs you will find three generous double bedrooms and a newly refurbished family bathroom equipped with modern fixtures.

One of the highlights of this home is the enviable rear garden, offering a tranquil escape from the hustle and bustle of everyday life. Whether you have a green thumb or simply enjoy al fresco dining, this outdoor space is sure to impress.

Don't miss out on the opportunity to own this chic, modern property in the perfect central location. Contact us today to arrange a viewing and envision the endless possibilities this home has to offer.





Ground Floor

Entrance

UPVC double glazed entrance door to the hallway.

Hallway

3.85 x 1.75 (12'7" x 5'8")

Central heating radiator, UPVC double glazed window to the side elevation, meter cupboard, telephone point, wooden effect flooring, double door to living room, stairs to the first floor, open to cloak storage under the stairs.

Living Room

3.65 x 3.45 (11'11" x 11'3")

UPVC double glazed bay window with shutters, coving to the ceiling, log burning stove, central heating radiator, double doors to dining room.

Dining Room

3.35 x 2.85 (10'11" x 9'4")

UPVC double glazed French doors to the rear, central heating radiator, coving, open to the kitchen.

Kitchen

4.2 x 2 (13'9" x 6'6")

Surrounding UPVC double glazed windows, a range off high gloss wall and base units with laminate work surfaces, integrated electric hob and cooker with hide and slide door, stainless steel sink with draining board and tiled splashbacks, integrated fridge freezer, larder cupboard, integrated tumble dryer, space for a washing machine, wine cooler, combination boiler, tiled effect flooring.

First Floor

Landing

2.3 x 2.21 (7'6" x 7'3")

Doors to three bedrooms and a shower room.

Bedroom One

3.85 x 3.2 (12'7" x 10'5")

UPVC double glazed bay window, central heating radiator, coving.

Bedroom Two

3.2 x 2.85 (10'5" x 9'4")

UPVC double glazed window, central heating radiator, coving.

Bedroom Three

3 x 2 (9'10" x 6'6")

UPVC double glazed windows to front and side, central heating radiator.

Shower Room

2.02 x 2 (6'7" x 6'6")

UPVC double glazed frosted window, central heating radiator, WC, pedestal wash basin, walk in shower with metro tiled surrounds, marble effect tiled floor.

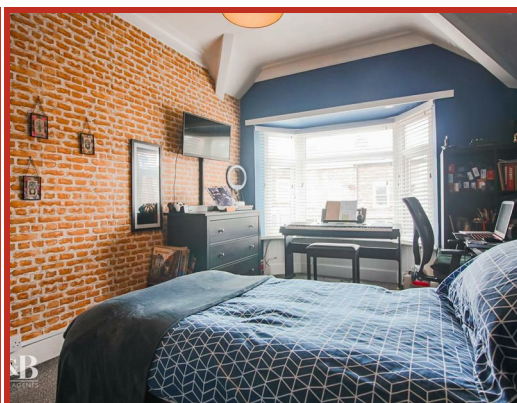
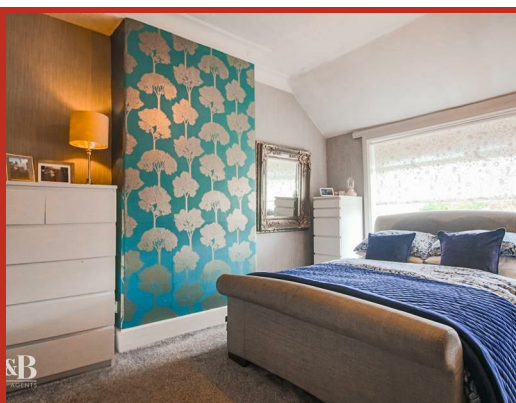
External

Front

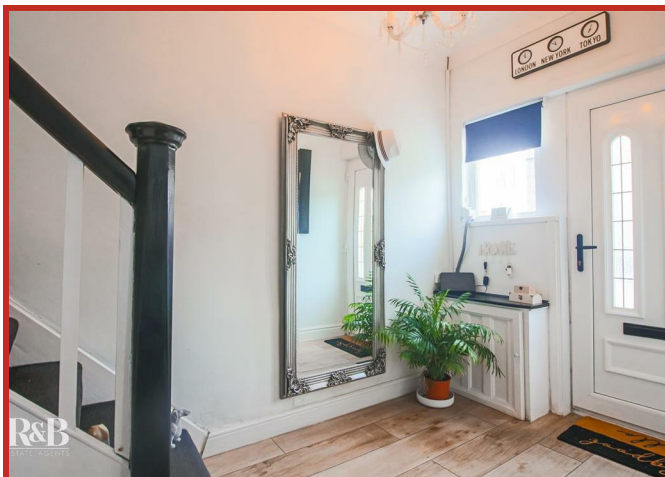
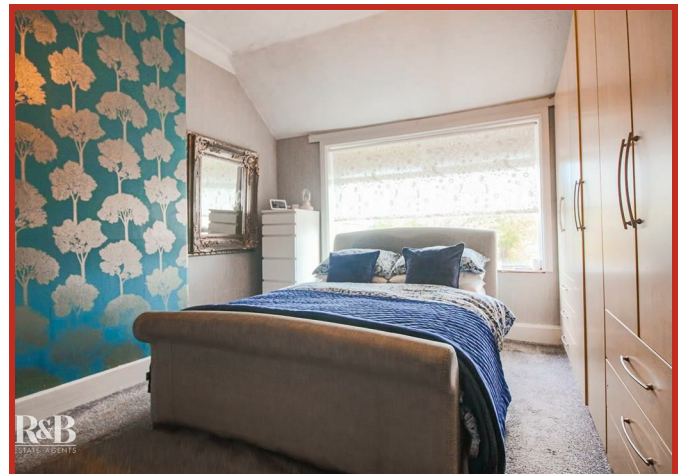
Concrete driveway providing off-road parking, artificial turfing and slate chippings. Access to the rear of the property.

Rear

Two decking areas with gravel chippings, bedding areas and artificial turfing. Seating area and bar to the raised decking area and space to side elevation for a shed or garden storage and access to the front of the property.



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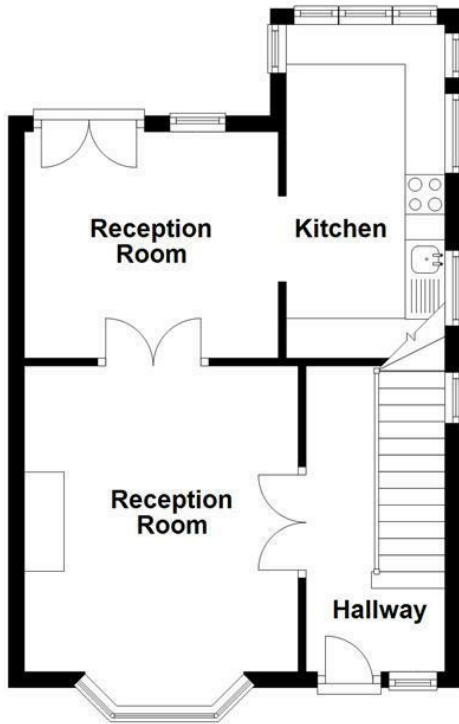
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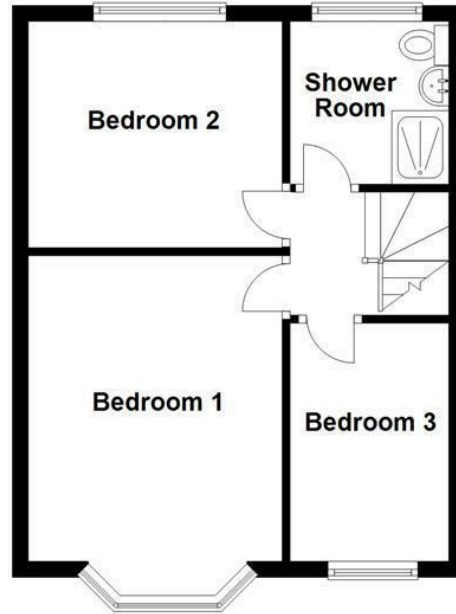
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Take a nosey round

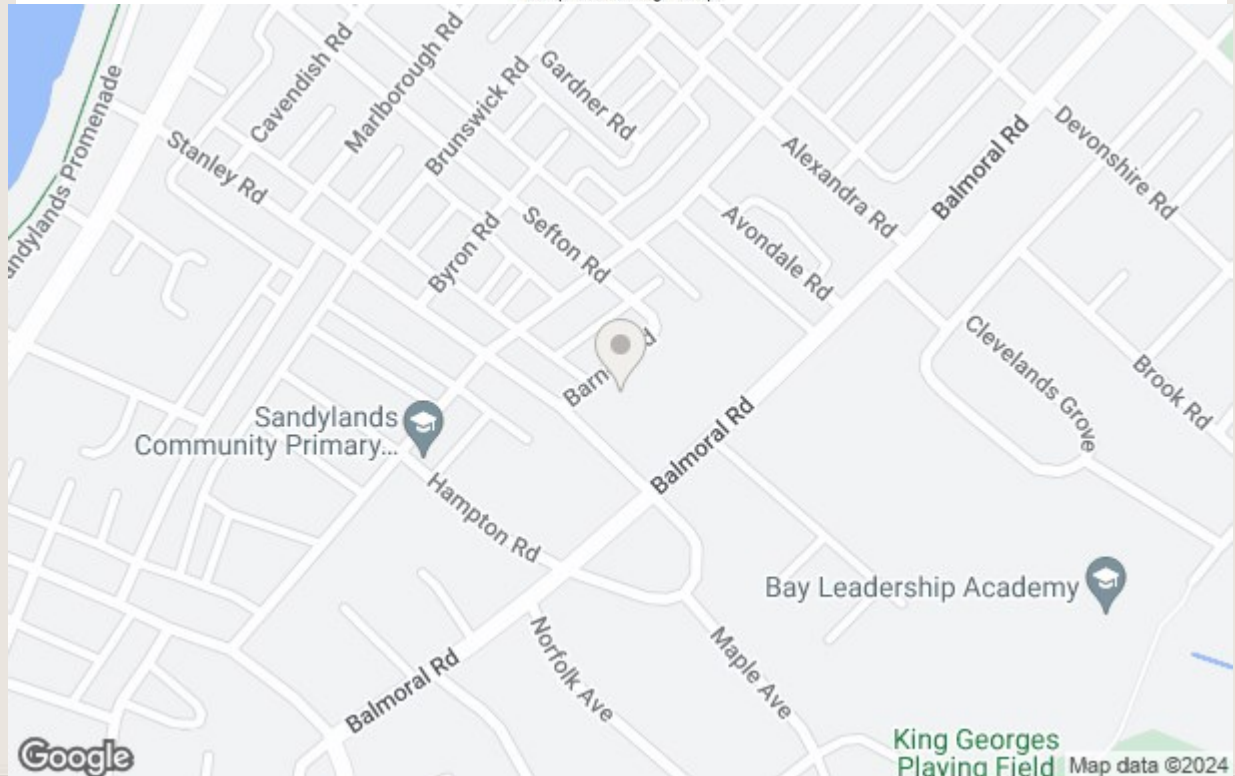
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating	Current	Potential
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	EU Directive 2002/91/EC	73

Environmental Impact (CO ₂) Rating	Current	Potential
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	