



R&B
ESTATE AGENTS

33, Gringley
Road, Morecambe, LA4 4RW

33, Gringley Road, , Morecambe

The property at a glance

2  1  2 

- Semi Detached Bungalow
- Newly Refurbished
- Open Plan Dining Kitchen
- Spacious Reception Room
- Two Double Bedrooms
- Front & Rear Gardens
- Off Road Parking
- Freehold
- Council Tax Band B
- EPC Rating: D

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01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£190,000

Get to know the property



Welcoming to the market a tastefully modern bungalow - 33 Gringley Road. Immaculately presented, this two bedroom, semi detached true bungalow would make the perfect home for anyone looking for a modern and polished property, from first time buyers to those looking to downsize.

Entering the property you are welcomed into a spacious lounge, the perfect space for unwinding after a long day or relaxing with friends and family. Heading through you will find a stylish new kitchen with gloss wall/base unit as well as brand new oven/induction hob. The flat archway leads through to the versatile dining/living area, ideal for enjoying a home cooked meal made from your new kitchen.

Nestled to the rear of the property, overlooking the garden are the two double bedrooms. Externally, this home offers driveway parking for one car as well as low maintenance gardens to the front and rear.

Situated in the popular area of Westgate, within walking distance of supermarkets, bus routes and other amenities. 'The Bay Gateway' link road provides swift access to the M6 motorway and Lancaster City Centre, Morecambe Town Centre and Heysham are all within easy reach.

Don't miss out on making this property your home! Call today to book your viewing on 01524 889000.

Entrance Porch

4'1" x 3'8"

UPVC double glazed entrance door and door to reception room one.

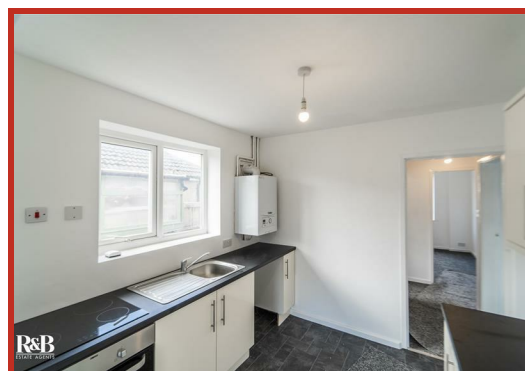
Reception Room One

15'3" x 13'3"

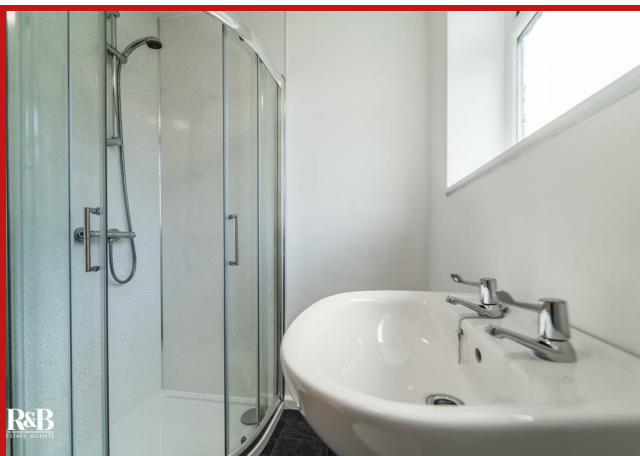
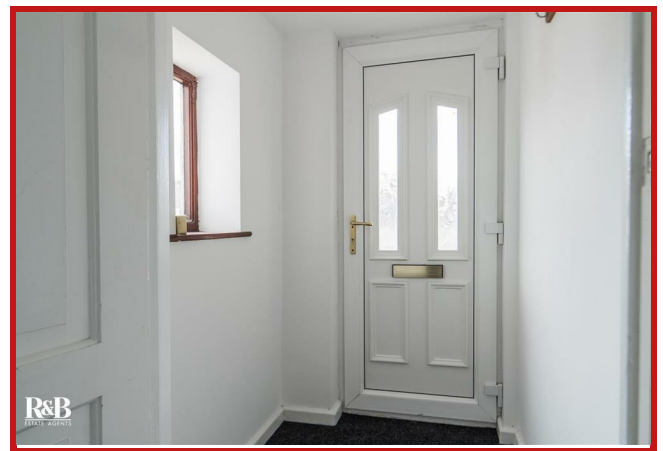
UPVC double glazed window, central heating radiator, feature fireplace and door to the inner hall.

Inner Hall

Door to the kitchen, two bedrooms and bathroom



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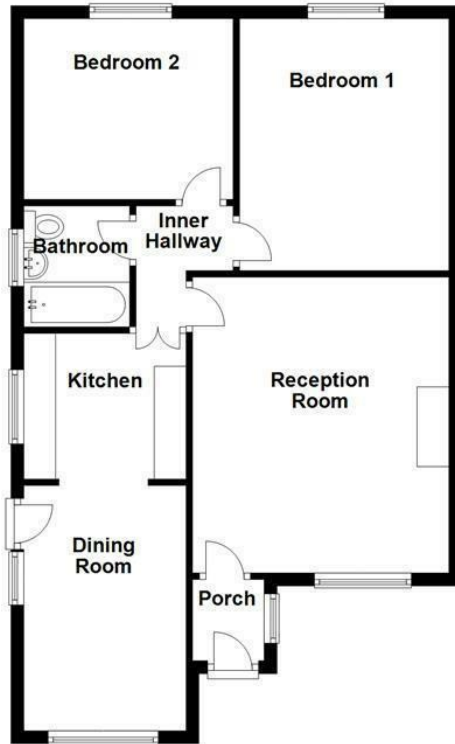
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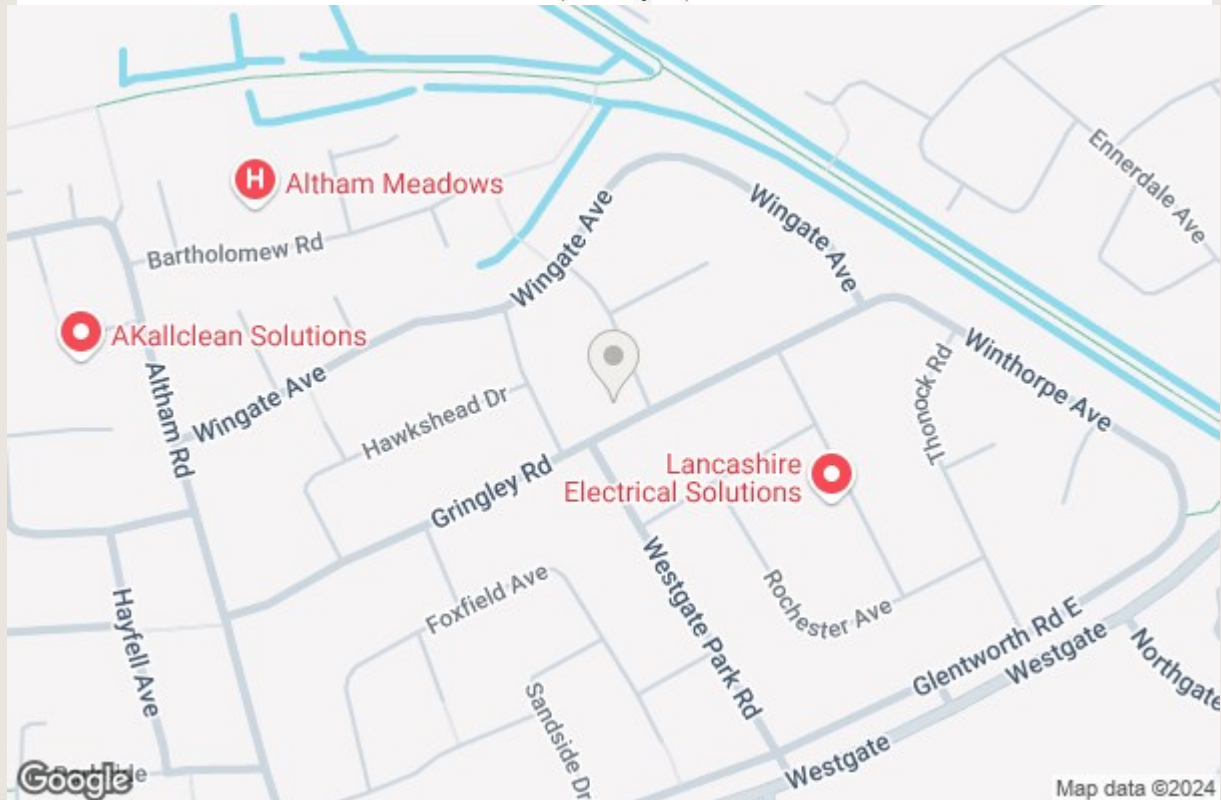
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Take a nosey round

Ground 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>84</p> <p>58</p> <p>EU Directive 2002/91/EC</p>

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>84</p> <p>58</p> <p>EU Directive 2002/91/EC</p>