



23 Badger Wood, Middleton,  
Morecambe, LA3 3FN

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## The property at a glance **2** **1** **1**

- Stunning Spacious Rear Gardens With Protected Sea Views To The Rear
- Perfect for Socialising & Entertaining
- Within 5 Miles Of Transport, Education, Healthcare & Leisure Options
- Gated & Secure Community Boasting Impressive Development Plans
- Spacious Four Piece Bathroom
- Outside Bar & Summerhouse
- Off Road Parking
- Freehold
- Council Tax Band: C
- EPC Rating: C

**R&B**  
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**£280,000**

# Get to know the property



Welcome to Badger Wood, situated in the gated community of Middleton Towers, this delightful two-bedroom bungalow is a true gem waiting to be discovered.

One of the highlights of this property is the sprawling back garden, offering a serene outdoor space for relaxation, gardening and outdoor activities with the property boasting a good-sized summerhouse, bar area and a large hexagon shaped greenhouse, with access to the garden 52 weeks a year! Being the largest garden in the development here is potential to extend with the addition of an Apex dormer (subject to planning).

Location wise, this property is situated only an 8 minutes drive from Heysham Village, here you will find many amenities such as restaurants, shops, schools, doctors surgeries and the Heysham Golf Club. Transport links include: easy access to the M6 via the A683, Northern Rail Lines from Heysham and Bus Services from Middleton just a 3 minute drive away. Furthermore, you are only 25 minutes drive from the city of Lancaster and within the catchment area of some of Lancaster's top schools!

As you step inside, you are greeted by a spacious open-plan kitchen and diner with the kitchen being equipped with modern appliances and ample counter space, making meal preparation a breeze. The open-plan layout continues into the living room offering a great space to host and relax in front of the wood panel feature fireplace.

The two well-sized bedrooms provide comfortable living spaces, with master bedroom having access to views of the beautiful garden. Whether you are looking to downsize or simply prefer single-level living, this bungalow caters to those who want to escape to the countryside with the comfort of modern amenities still available.

Don't miss the opportunity to make this charming bungalow your home, call the office today on 01524 889000!





**Ground Floor**

**Vestibule**

2.31m x 1.12m (7'7 x 3'8)

Composite double glazed entrance door, composite double glazed window, tiled floor and door to hall.

**Hall**

6.02m x 1.24m (19'9 x 4'1)

Electric radiator, spotlights, coving, laminate floor, doors to kitchen, two bedrooms, bathroom and storage cupboard and double doors to reception room.

**Kitchen**

4.65m x 3.99m (15'3 x 13'1)

UPVC double glazed window, underfloor heating, coving, spotlights, mix of wall and base units, wood effect worktop, integrated double oven in high rise unit, four ring induction hob, extractor hood, tiled splash back, one and half bowl composite sink with draining board and mixer tap, tiled floor and open access to reception room.

**Reception Room**

5.36m x 4.01m (17'7 x 13'2)

Two ceiling roses, coving, smoke detector, electric heater, part wood panel elevations, TV point, laminate floor and double doors to conservatory.

**Conservatory**

4.01m x 3.07m (13'2 x 10'1)

UPVC double glazed windows, electric heater, spotlights, laminate floor and French doors to rear.

**Bedroom One**

4.24m x 3.86m (13'11 x 12'8)

UPVC double glazed window, electric heater, smoke detector, part wood panel elevations, hardwood floor, door to bathroom and French doors to rear.

**Bedroom Two**

3.73m x 2.87m (12'3 x 9'5)

UPVC double glazed window, electric heater, smoke detector, fitted wardrobes and door to storage.

**Bathroom**

3.00m x 2.90m (9'10 x 9'6)

UPVC double glazed frosted window, electric heater, electric towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, direct feed shower in enclosure, extractor fan, part tiled elevations and laminate floor.

**External**

**Front**

Laid to lawn, paved pathway and block paved drive.

**Rear**

Laid to lawn, Indian paving, mature shrubs, bedding areas, summerhouse and bar.



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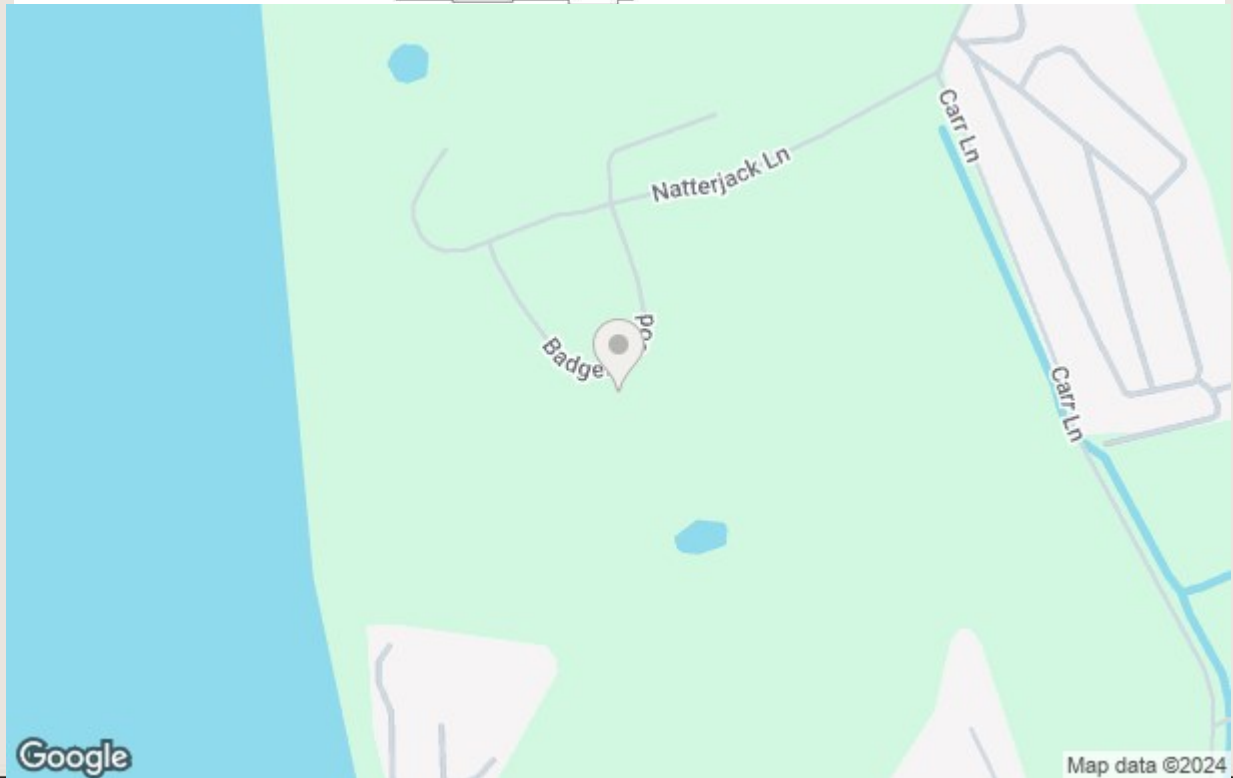
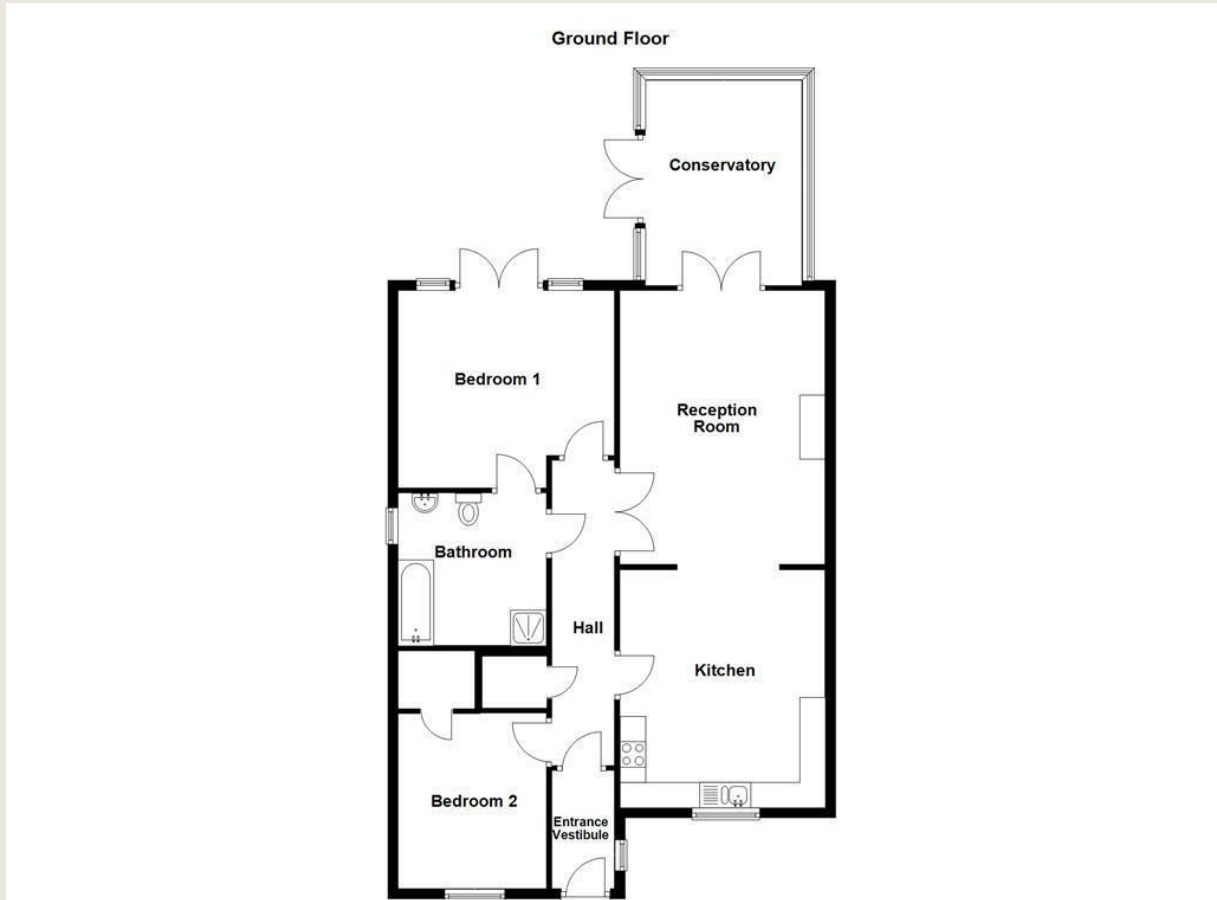
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	87
(61-81) <b>B</b>	
(45-60) <b>C</b>	
(35-48) <b>D</b>	
(29-34) <b>E</b>	
(11-30) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	