



44, Morecambe  
Road, Morecambe, LA3 3AD

44, Morecambe Road, , Morecambe

## The property at a glance

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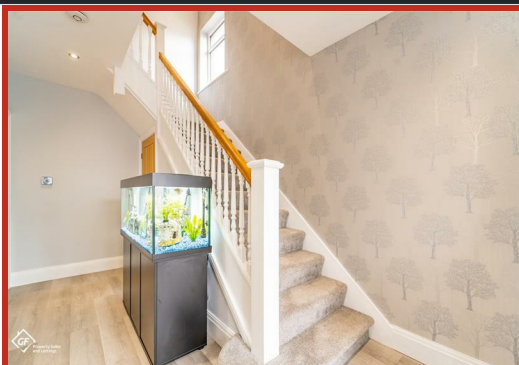
- Semi Detached Property
- Three Bedrooms
- Modern Fitted Kitchen With Range Of Appliances
- Two Spacious Reception Rooms
- Four Piece Family Bathroom
- Extensive Garden Areas
- Off Road Parking And Garage
- Freehold
- Council Tax Band: D
- EPC Rating: C

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**£400,000**

# Get to know the property



## THE PERFECT HOME FOR AN EXPANDING FAMILY!

Nestled on Morecambe Road in the charming town of Morecambe, this impressive 3-bedroom semi-detached house is a true gem waiting to be discovered. As you step inside, you'll be greeted by not one, but two inviting reception rooms, offering plenty of space for entertaining or simply unwinding after a long day.

The heart of this home lies in its expansive kitchen area, a hub perfect for hosting lively gatherings with friends and loved ones. Imagine the laughter and delicious aromas that will fill this space as you create lasting memories.

Venture outside, and you'll find a spacious front garden and a driveway with ample room for multiple vehicles, ensuring parking is never a hassle. But the real highlight is the beautifully renovated patio area in the large rear garden - an idyllic spot for basking in the sun or enjoying a morning coffee in peace.

Each of the three bedrooms in this property is generously proportioned, offering ample living space for a growing family or those in need of a home office or hobby room. The layout is thoughtfully designed to cater to your every need, making this house a true sanctuary to call your own.

Situated in a sought-after neighbourhood, this home strikes the perfect balance between outdoor space and modern comforts, promising a lifestyle of convenience and tranquillity. Don't miss the opportunity to make this property your own and start creating a lifetime of cherished moments in this wonderful abode.

### Ground Floor

#### Vestibule

8' x 2'10"

Composite entrance door, two UPVC double glazed frosted windows, spotlights, storage, tiled floor and door to hall.

#### Hall

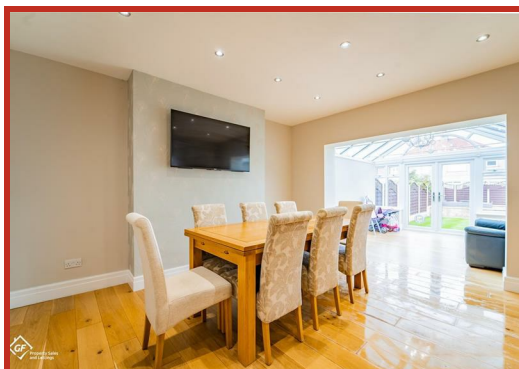
15'3" x 8'

Two UPVC double glazed windows, central heating radiator, smoke detector, spotlights, hardwood floor, stairs to first floor and doors to two reception rooms and WC.

#### Reception Room One

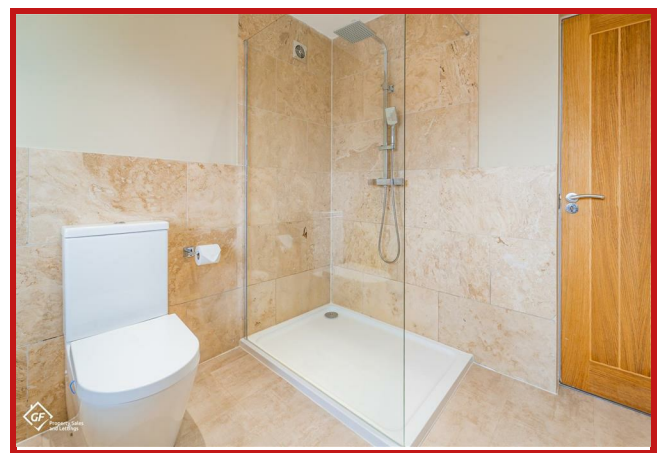
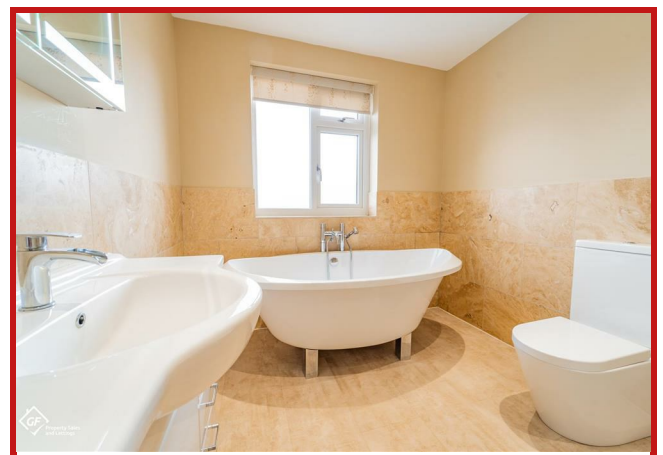
13'10" x 13'2"

UPVC double glazed bay window, central heating radiator, TV point and gas fire in cast iron surround and decorative mantle.





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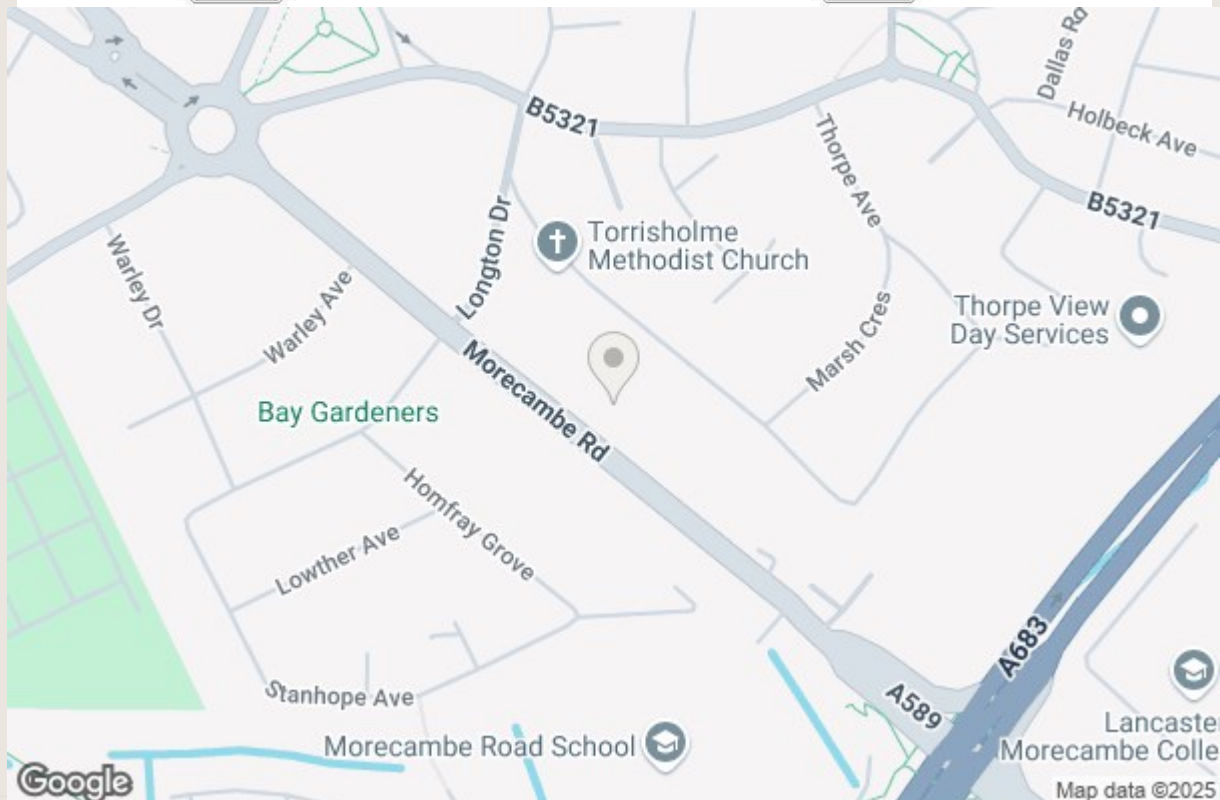
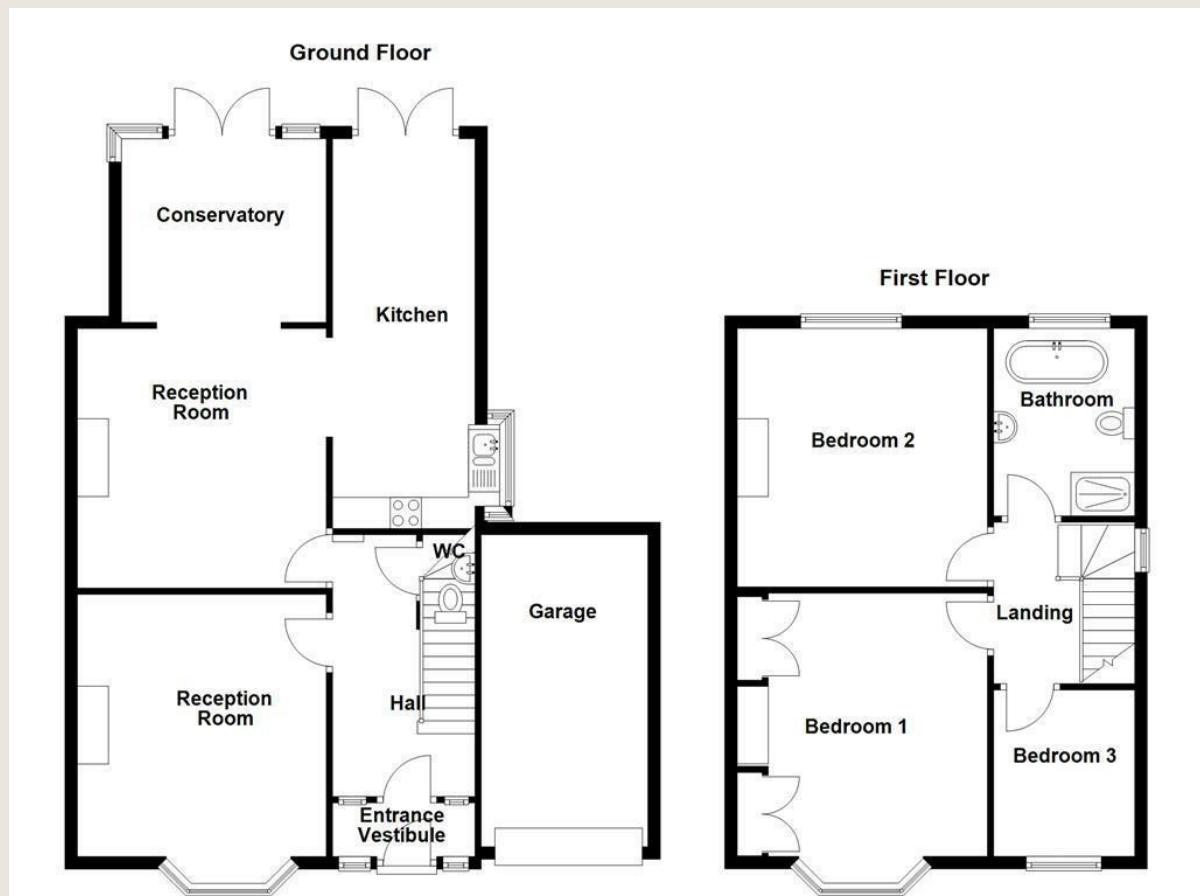
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# Take a nosey round



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(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		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		