



**R&B**  
ESTATE AGENTS

15 Altham Road, Morecambe, LA4  
4UG

15, Altham Road, Morecambe

## The property at a glance 2 1 1

- Semi Detached Bungalow
- Two Bedroom
- Sunroom
- One Reception Room
- Off Road Parking
- Detached Garage
- Option to Buy with Tenants in Situ
- Freehold
- EPC: E
- Council Tax Band: B

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01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£165,000**



# Get to know the property

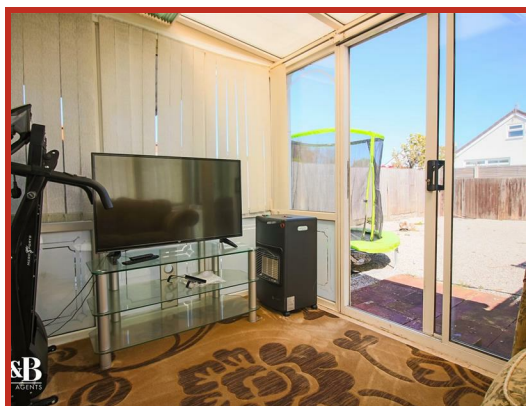


Nestled on Altham Road, Morecambe, this delightful semi-detached bungalow presents an excellent opportunity for both first-time buyers and landlords alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two well-proportioned bedrooms, with generously sized main bedroom, this bungalow offers ample space for comfortable living. At the rear of the house, you will find a lovely sunroom, perfect for soaking up the sun or enjoying a quiet moment with a book. This versatile space can easily be transformed into a playroom, home office, or simply a serene spot to unwind.

The property also features a detached garage, providing secure storage for your vehicle or additional space for hobbies. The low maintenance rear garden is a wonderful addition, offering a private outdoor area that requires minimal upkeep, allowing you to spend more time enjoying the outdoors rather than tending to it.

This bungalow is ideally situated, offering a peaceful residential setting while still being close to local amenities and the beautiful Morecambe Bay. Whether you are looking to settle down in a welcoming community or seeking a sound investment opportunity, this property is sure to impress. Don't miss your chance to make this charming bungalow your new home.





## Entrance Hall

### Reception

5.41m x 3.45m (17'9" x 11'4")

UPVC Window, radiator and living flame electric fireplace.

### Kitchen

3.45m x 3.10m (11'4" x 10'2")

UPVC window, radiator, mix of panelled wall and base units with laminate worktops, one and a half bowl sink with mixer tap, extractor fan, space for oven, fridge, washing machine, smoke alarm, vinyl flooring and UPVC door to sunroom.

### Sun Room

2.21m x 3.10m (7'3" x 10'2")

UPVC windows, polycarbonate roof, vinyl flooring and UPVC double doors to rear.

### Bedroom One

4.42m x 2.97m (14'6" x 9'9")

UPVC window and radiator.

### Bedroom Two

2.84m x 2.62m (9'4" x 8'7")

UPVC window and radiator.

### Bathroom

1.91m x 1.65m (6'3" x 5'5")

UPVC window, radiator, low flush WC, pedestal wash basin with traditional tap, panel bath with mixer tap with rinse head attachment, partially tiled surround and vinyl flooring.

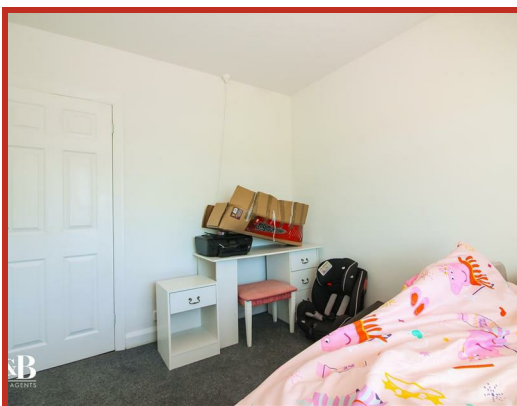
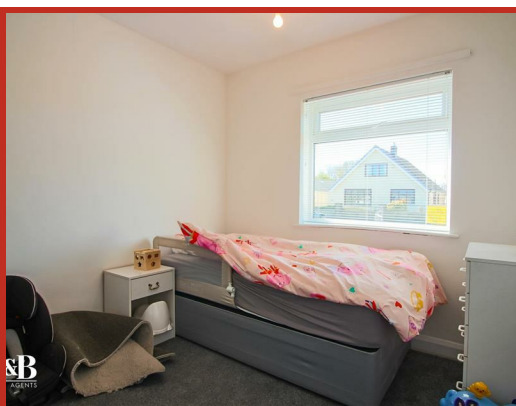
## External

### Front

Parking for 2 cars and pebbled area

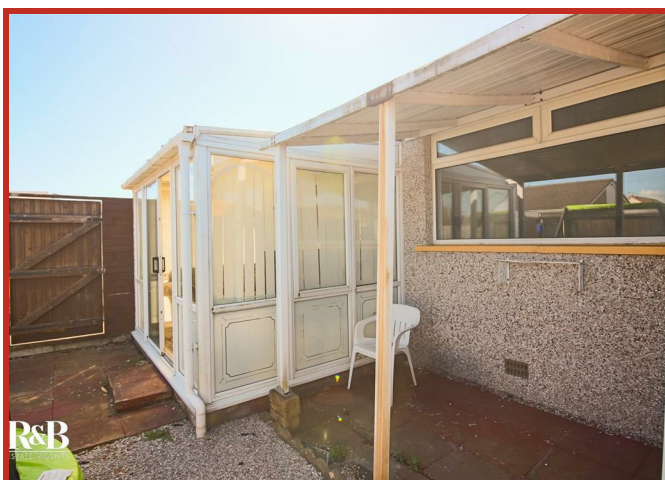
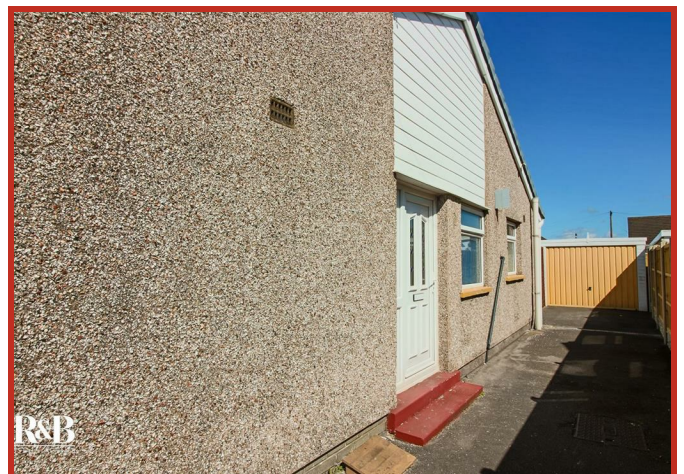
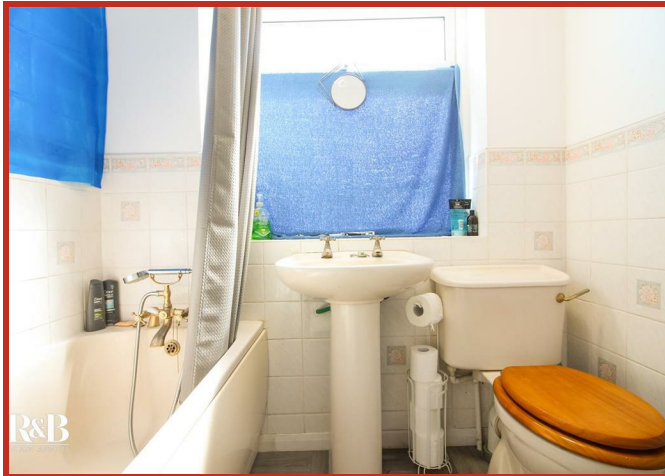
### Rear

Pebbled area, paved area, covered area and garage





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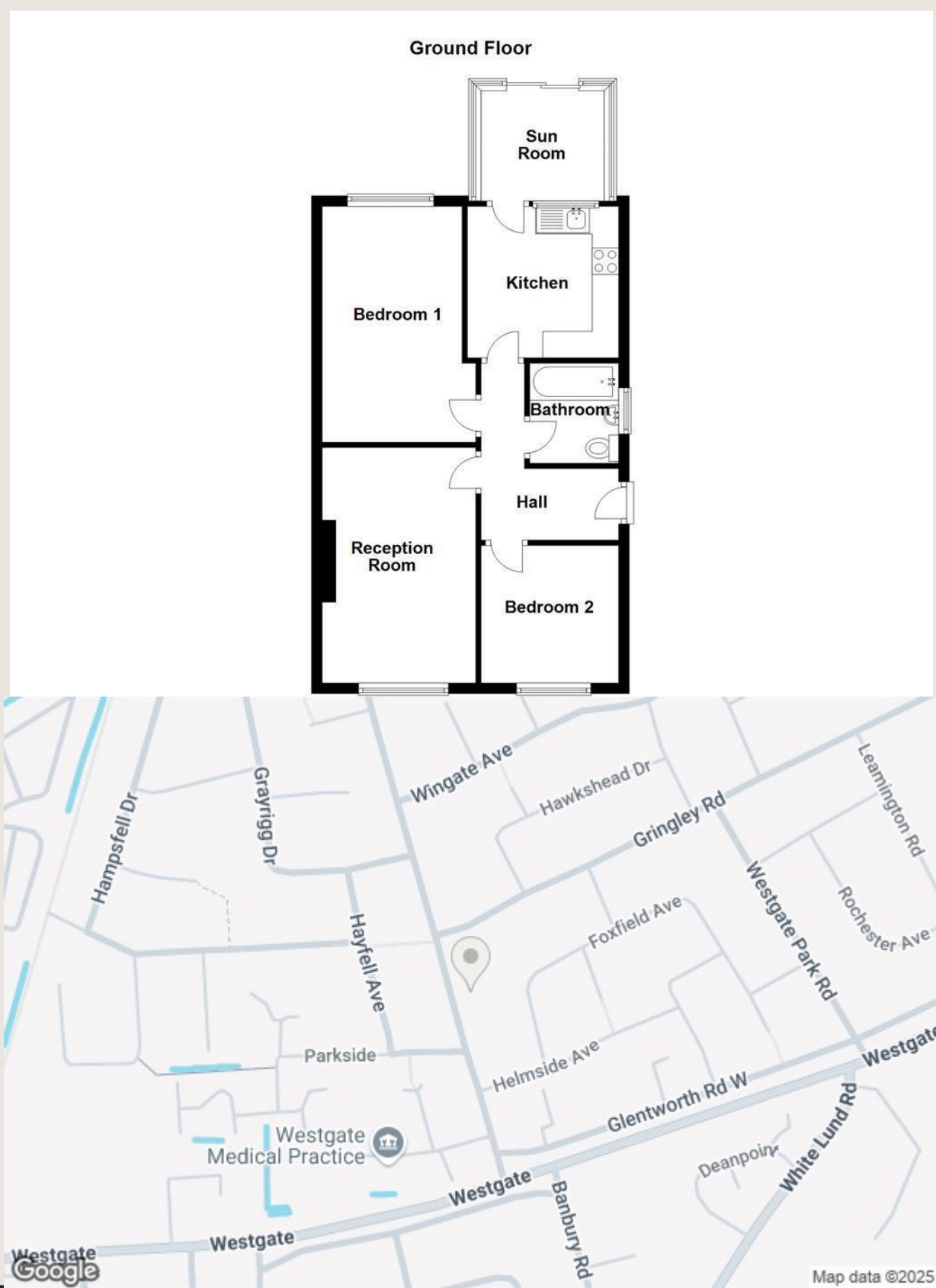
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	51
(55-64) D	
(39-54) E	
(21-38) F	Not energy efficient - higher running costs
(1-20) G	
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			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	