



**R&B**  
ESTATE AGENTS

27 Thonock Road,  
Morecambe, LA4 4RG

27, Thonock Road, Morecambe

## The property at a glance 2 1 1

- Two Bedroom Semi-Detached Bungalow
- Fitted Wet-Room Style Shower Room
- Living Room and Fitted Kitchen
- Low Maintenance Rear Garden
- Generous Front Garden
- Off Street Parking
- Convenient Access to Local Amenities
- EPC: TBC
- Council Tax Band: B
- Tenure: Freehold

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

**£185,000**

# Get to know the property



Situated on Thonock Road in the charming town of Morecambe, this well-appointed true bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a generous plot, providing ample outdoor space for relaxation and enjoyment.

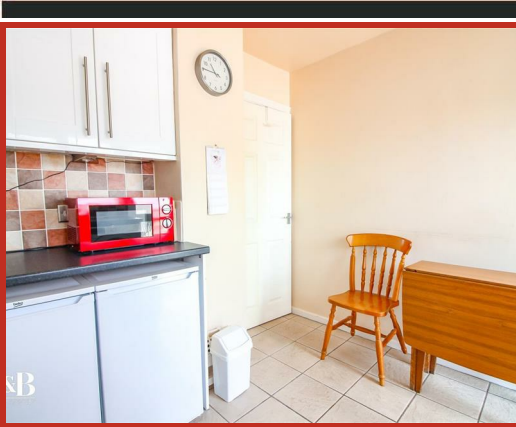
As a semi-detached bungalow, it benefits from added privacy and a mature front garden that enhances its curb appeal. The location is particularly advantageous, being in close proximity to local amenities, ensuring that shops, parks, and essential services are just a short stroll away.

One of the standout features of this property is the absence of a chain delay, allowing for a smooth and swift transition for prospective buyers. This bungalow is perfect for individuals or families looking for a peaceful retreat while still being well-connected to the vibrant community of Morecambe.

With its inviting atmosphere and practical layout, this home is ready to welcome its new owners. Don't miss the chance to make this delightful bungalow your own.







### **Porch**

Tiled flooring, single glazed frosted floor to hallway.

### **Hallway**

Central heating radiator, built in storage cupboard, wood effect laminate flooring, doors to living room, kitchen, bathroom and bedrooms one and two.

### **Living Room**

Coving, 2x UPVC double glazed windows, central heating radiator, electric fire with stone mantel, hearth and surround.

### **Kitchen**

2x UPVC double glazed windows, central heating radiator, laminate worktops, wall and base units, 1.5 stainless steel sink with draining board and mixer tap, pumping for washing machine, space for low level fridge, space for low level freezer, space for cooker, tiled flooring, UPVC double glazed frosted door to rear.

### **Bathroom**

Spotlight lighting, UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed wet-room style shower, vinyl flooring.

### **Bedroom One**

UPVC double glazed window, central heating radiator, built in wardrobes.

### **Bedroom Two**

Coving, UPVC double glazed window, central heating radiator.

### **Rear External**

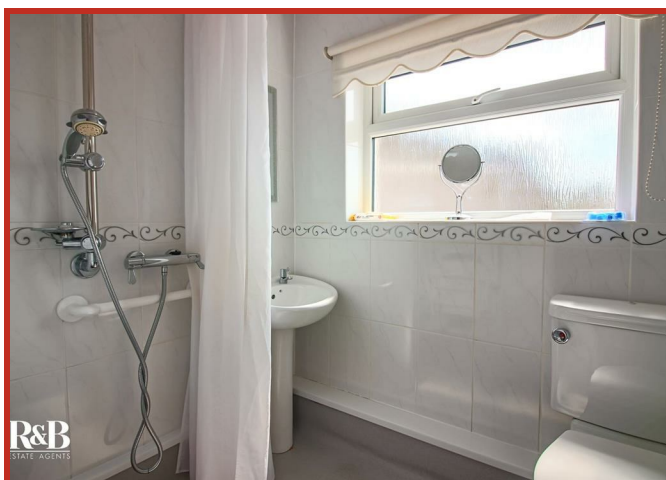
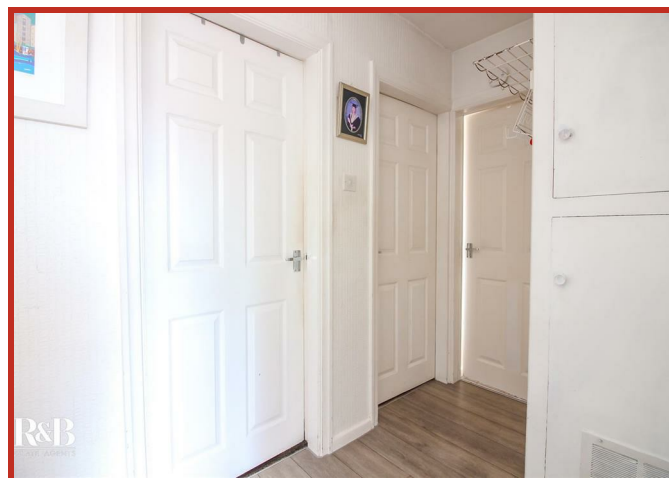
Paved garden with seating area and up and over door to garage, paved driveway to side.

### **Front External**

Laid lawn garden with established planted borders.



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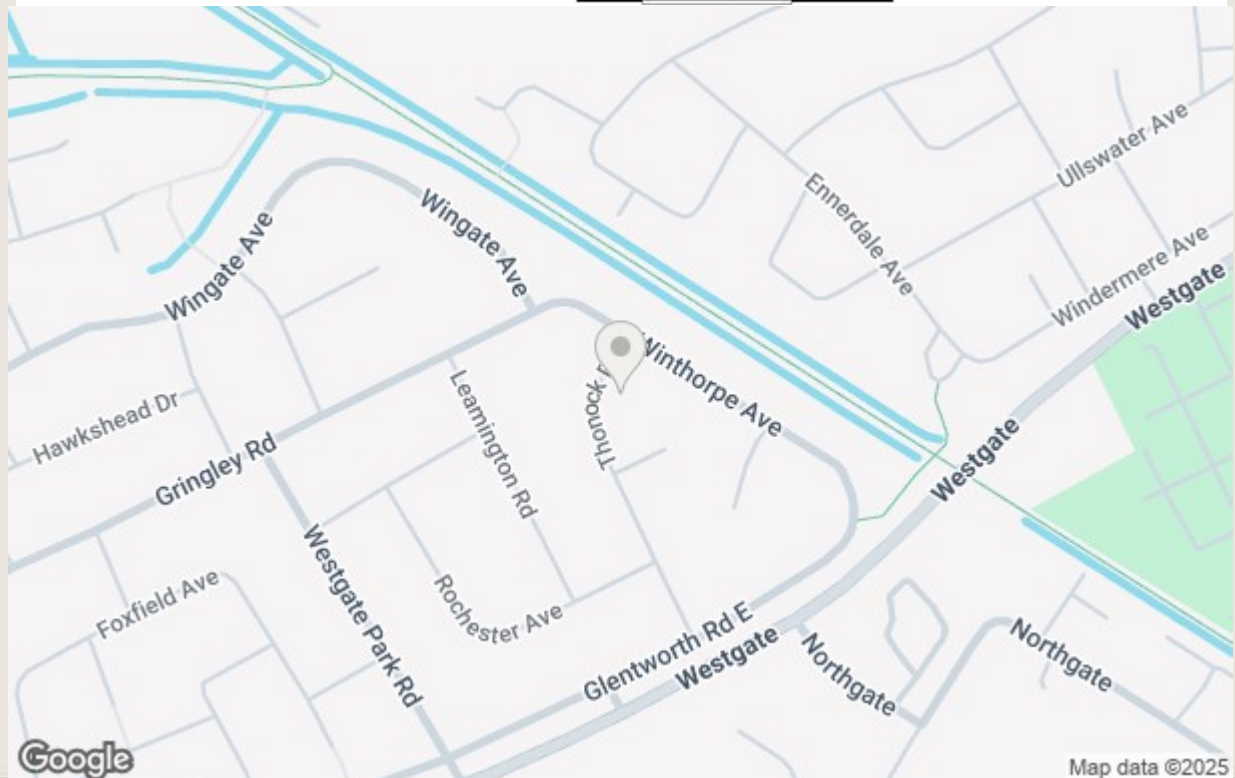
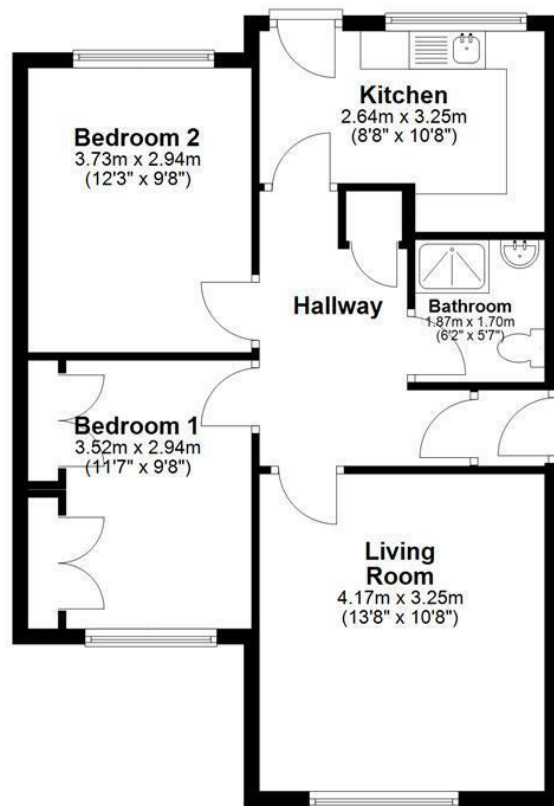
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# Take a nosey round

Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <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	
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