



50 Lancaster Road,
Overton, Morecambe, LA3

3F7.

50, Lancaster Road, Overton, Morecambe

The property at a glance

6  4  2 

- Superb, Executive Family Home
- Six Double Bedrooms; Two with En-Suite
- Two Reception Rooms, Study & Sun Room
- Fantastic Kitchen Diner & Useful Utility Room
- Luxury Family Bathroom Suite
- Driveway providing Ample Parking & Garage
- Beautiful Surrounding Gardens Front & Back & Side
- Council tax band G
- EPC - C
- Freehold



Get in touch today

01524 401402
info@gfproperty.co.uk
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£585,000

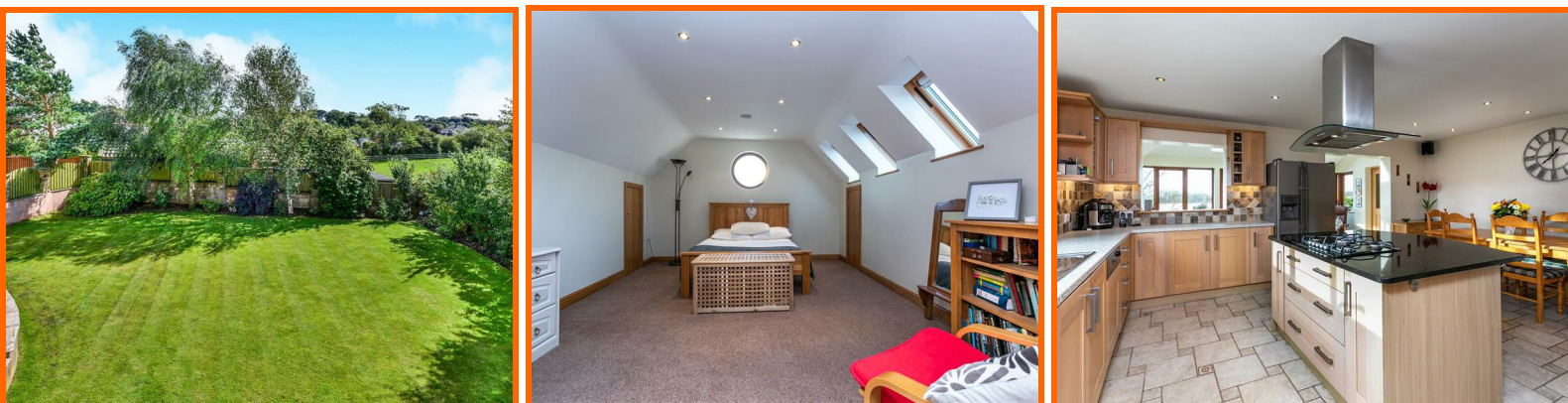
Get to know the property

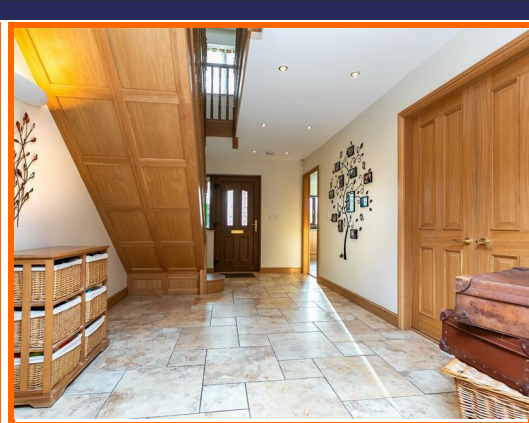


GF Property Sales are very pleased to offer for sale this superb executive family home the likes of which very rarely come onto the open market. Occupying a private position, set back from the road off the fringe of the Coastal Village of Overton.

The property has been designed and finished to a very high standard by the current owners and must be viewed to be fully appreciated.

The accommodation is very versatile and includes disabled access to the rear and wheelchair access to ground floor room with wider than normal doors. Boasting a wide and welcoming entrance hall with access to study, large lounge, dining room and fully fitted, open plan kitchen/diner. Positioned off the kitchen, and with doors from the main lounge, is the superb sun/garden room. Additionally there is snug/lounge to the rear with utility/kitchen and shower room - which is ideal for an older family member, as this area could easily be adapted to be self contained.





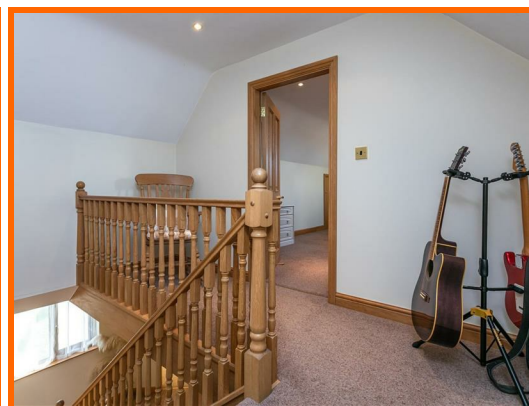
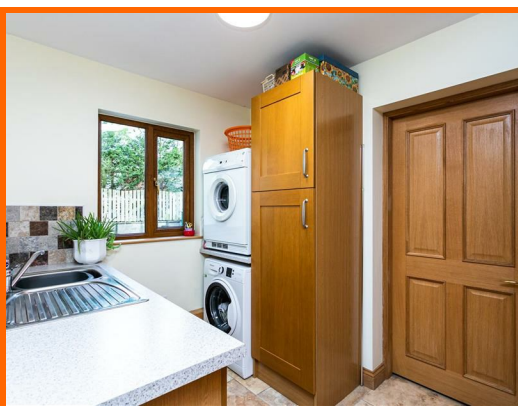
The first floor enjoys a large landing with four double bedrooms, two of which are en-suite, and a stunning, luxury bathroom suite. To the second floor there are two further good sized bedrooms.

Externally the property enjoys a large attached garage. There is a spacious formal lawn to the front and wrap around path and substantial private courtyard to the rear with detached store. Features include: full underfloor gas fired central heating, throughout the property, uPVC double glazing, photovoltaic solar panels producing approx. £240 a quarter to the national grid.

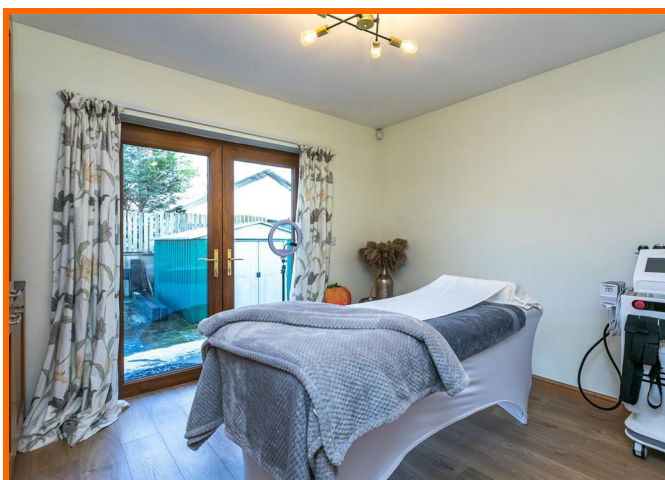
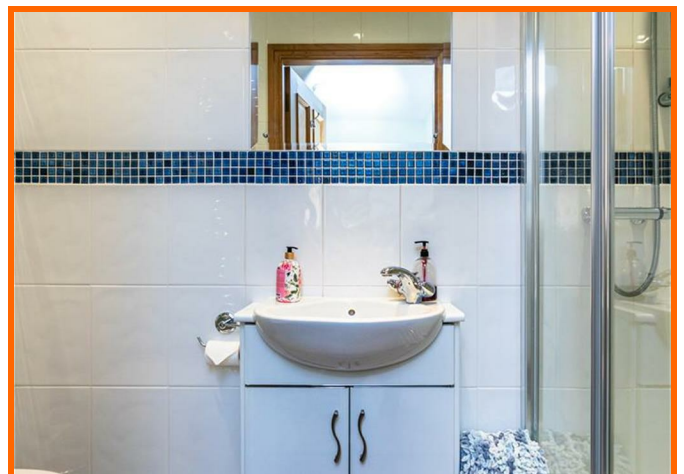
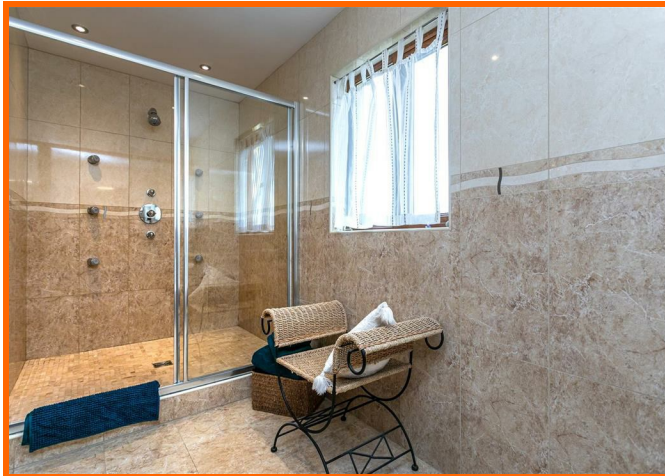
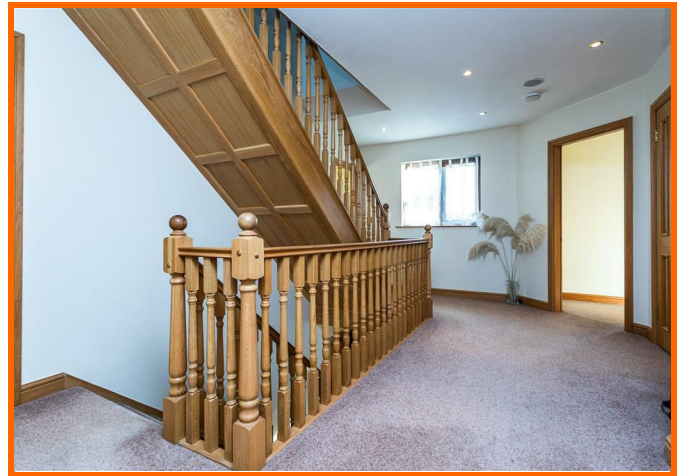
This is a fabulous, generational family home in a semi rural position but easily positioned for the Bay Gateway bypass which provides convenient access to the M6 and Lancaster which has the West Coast mainline station. A wonderful family home which must be viewed to be appreciated.

Disclaimer

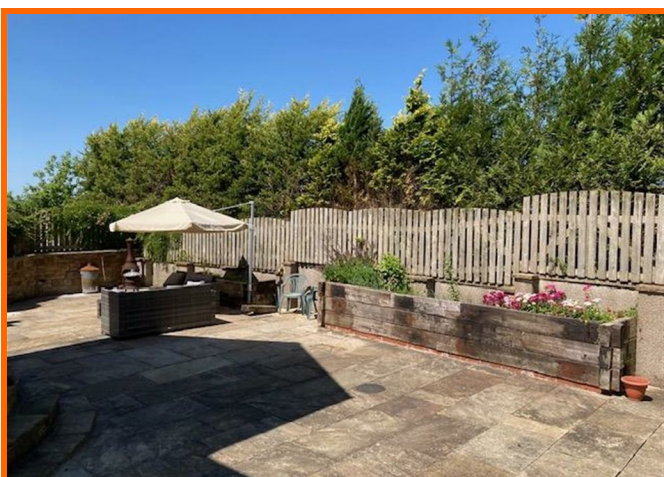
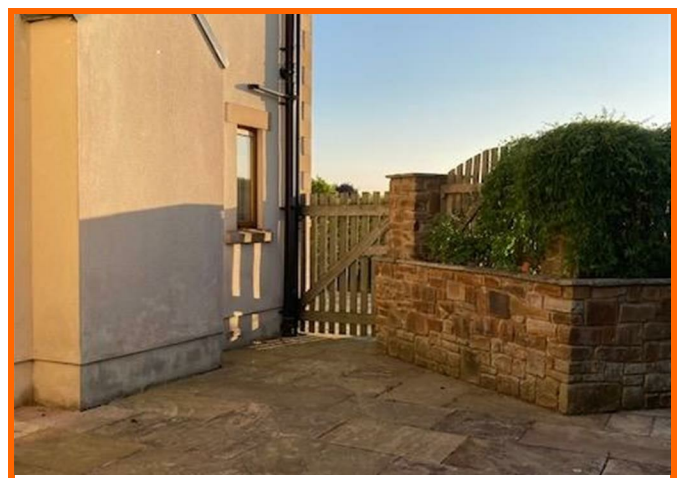
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LA3 3EZ**



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Take a nosey round



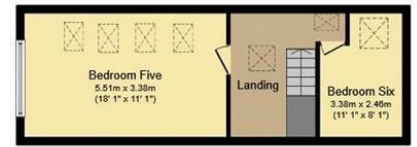
Ground Floor

Floor area 115.0 sq. m. (1,238 sq. ft.) approx



First Floor

Floor area 82.0 sq. m. (883 sq. ft.) approx



Second Floor

Floor area 35.0 sq. m. (377 sq. ft.) approx

Total floor area 232.0 sq. m. (2,497 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	78		
	78		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(65-80) C</small> <small>(55-64) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(65-80) C</small> <small>(55-64) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	