



12 Main Street, Overton,
Morecambe, LA3 3HD

12, Main Street, Overton, Morecambe

The property at a glance

3  2  2 

- OFFERED WITH NO CHAIN DELAY
- Stunning, Double Bay Fronted Family Home
- Two Reception Rooms & Stylish Kitchen
- Three Good Size Bedrooms
- Fitted Wardrobes & Four Piece En Suite to Master
- Double Glazing & Gas Central Heating
- Delightful Rear Garden, Garage & Driveway
- Great Location in Overton Village
- EPC: C
- Band: B, Freehold



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£270,000

Get to know the property



OFFERED WITH NO CHAIN DELAY

Superb, double bay fronted family home located in the delightful village of Overton, in a set back position off Main Street, boasting a wonderful rear garden, off road parking and a garage!

The spacious accommodation is beautifully presented throughout; decorated in neutral tones ready for a purchaser to move straight into! Entrance from the front elevation takes you into a bright and welcoming reception room with feature gas fire set in a tiled surround, with matching tiled flooring and a large bay window to the front elevation - a perfect. Continuing through and you reach the stunning kitchen, which offers a range of stylish shaker units in cream with complementary wood effect worktops, space for appliances including range cooker, undercounter fridge and freezer and wine/drinks fridge.

From the kitchen there is open access through to a second reception room with a bay window to the front elevation and patio doors leading out to the rear garden, which make this a bright and airy reception space which is ideal for a lounge and perfect for entertaining guests.





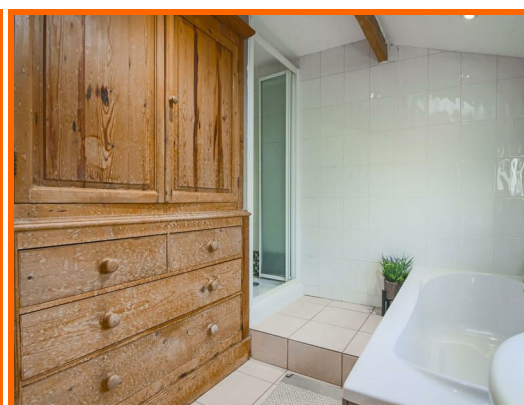
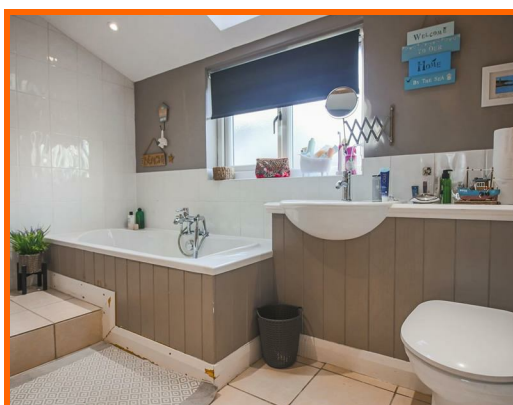
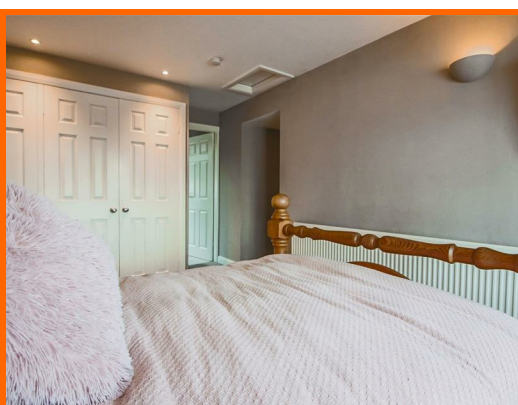
Rooms to the first floor include the contemporary three piece family bathroom and three good size bedrooms. The fantastic master bedroom benefits from fitted wardrobes and an en suite, four piece bathroom with separate shower and bath, plus a combination vanity with concealed cistern WC and wash hand basin. Additionally the property benefits from double glazing and gas central heating throughout.

Externally, the property is set on a sizeable plot with driveway to the front elevation providing off road parking for around three cars/vehicles. To the rear is an L-shaped garage (14'7 x 13'4) with plumbing for washing machine and space for dryer and double doors opening out to a rear access lane. The fantastic rear garden is tiered with two levels; a lower patio level and steps up to a raised lawn and second patio area with access to the garage.

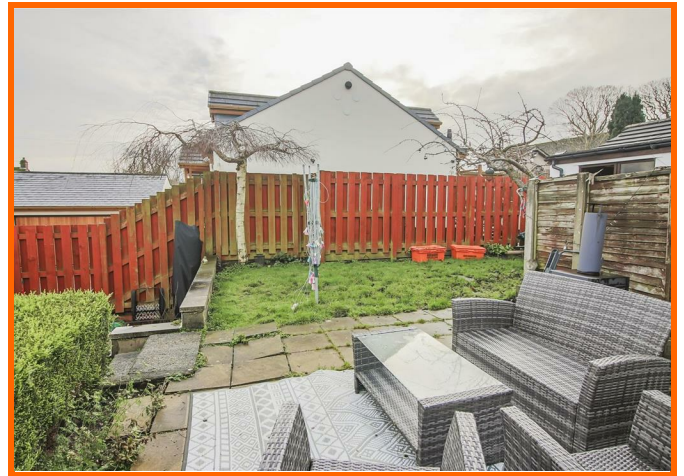
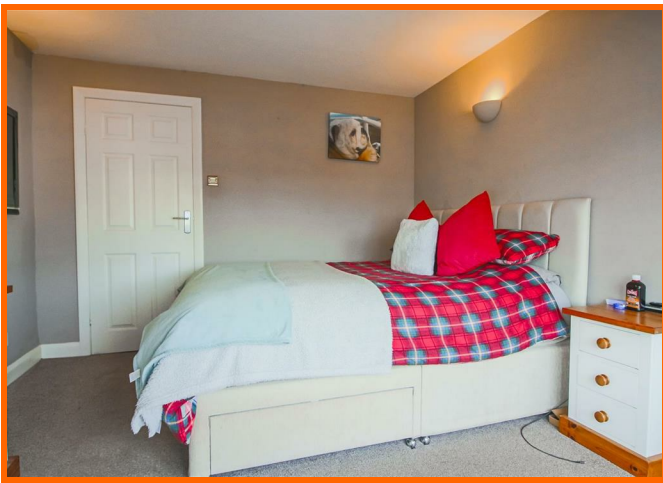
Situated in the popular village of Overton, close to local amenities including primary school, public houses and village hall. From Overton there are walks across to Sunderland Point, which boasts views of Morecambe Bay. The nearby link road 'The Bay Gateway' provides improved access to the M6 motorway, Lancaster and areas further afield including the Lake District. Local bus routes that run through the village provide links to both Morecambe and Lancaster.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

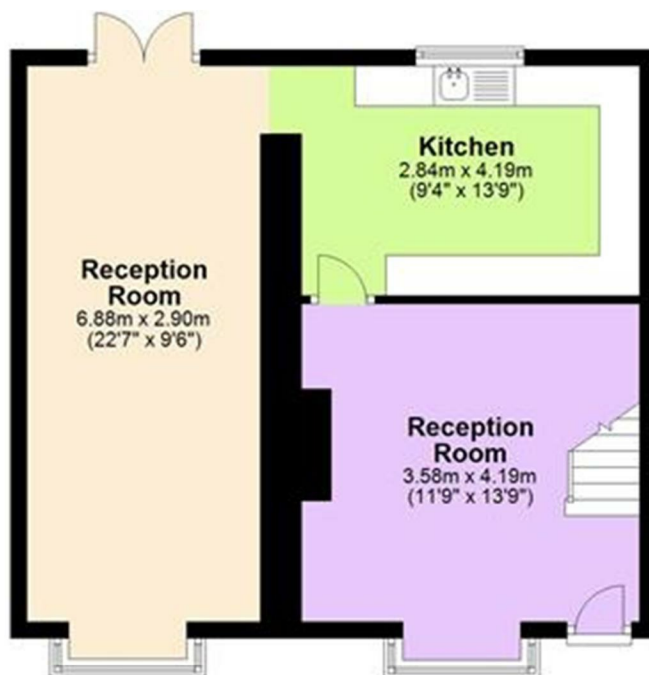
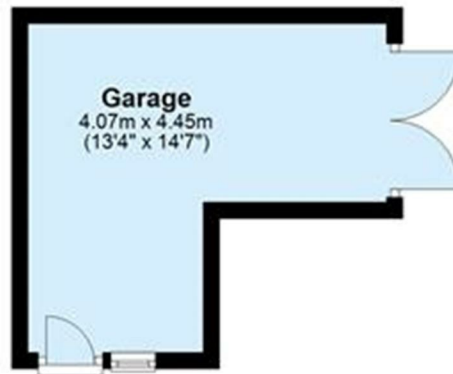


12 Main Street, Overton, Morecambe, LA3 3HD



Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



First Floor

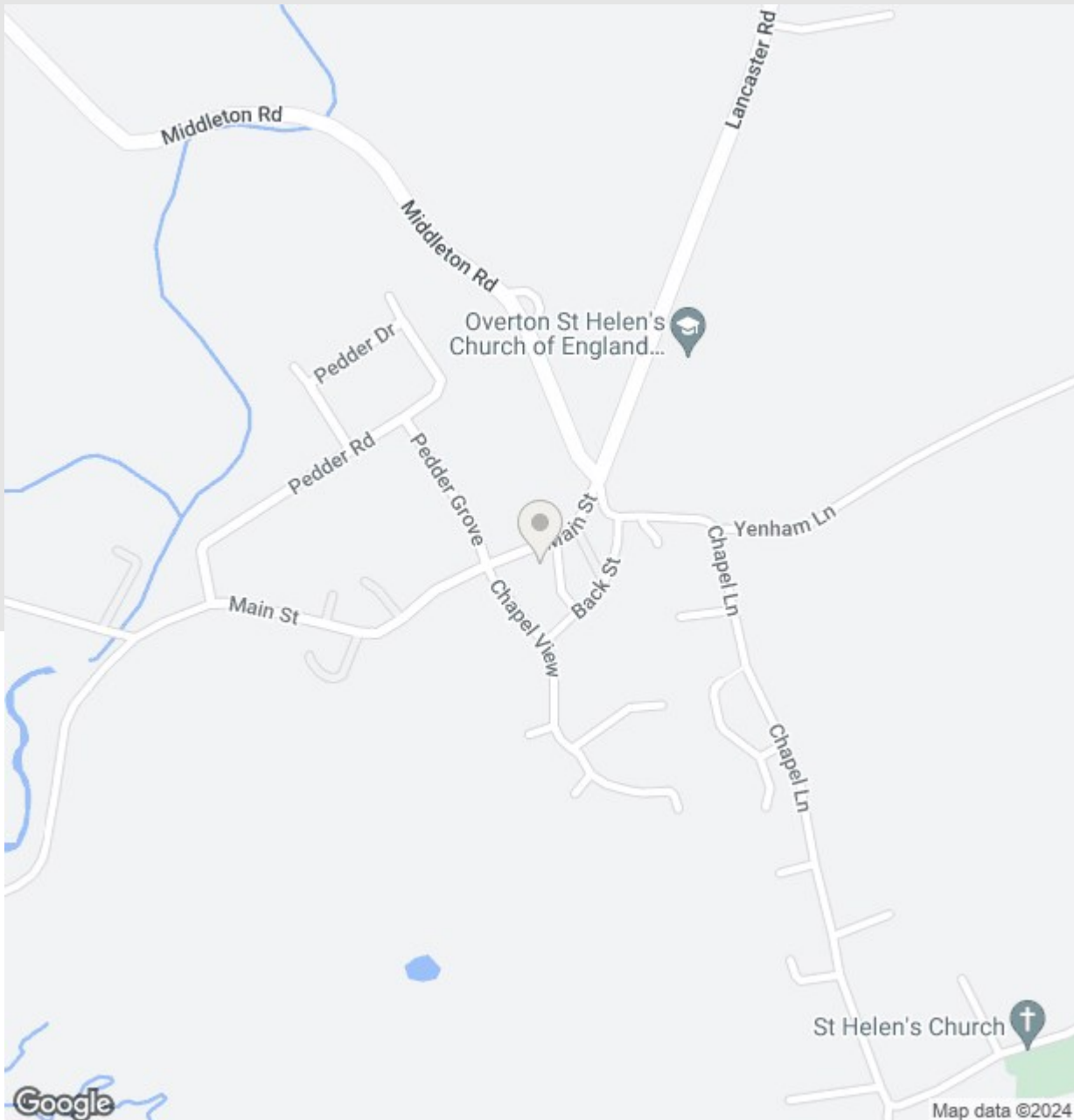
Approx. 52.5 sq. metres (565.5 sq. feet)



Total area: approx. 117.8 sq. metres (1267.7 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

Take a nosey round



Get in touch today

01524 401402
 info@gfproperty.co.uk
 gfproperty.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(65-80) C				(65-80) C			
(55-64) D				(55-64) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			69				88
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	