



9 Battismore Road, Morecambe,  
LA4 4QG

9 Battismore Road, Morecambe

## *The property at a glance*

3  1  1 

- Charming Semi Detached Property
- Three Bedrooms (Two Double) & Loft Room
- Fantastic Open Plan Kitchen Diner
- Spacious Reception Room
- Ground Floor WC
- Four Piece Bathroom Suite
- Driveway Providing Off Road Parking
- Freehold
- EPC D
- Council tax band B



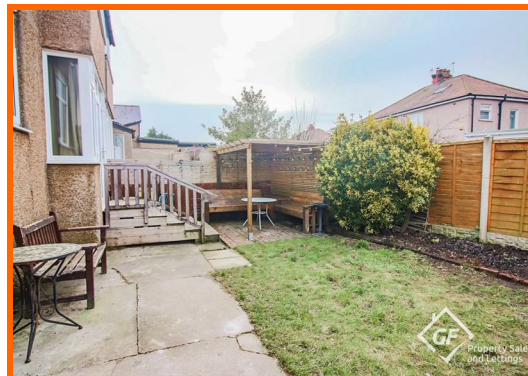
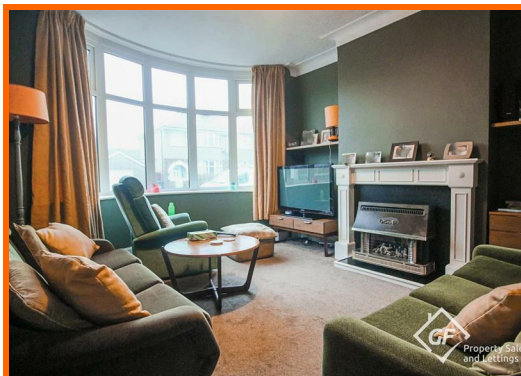
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# £200,000



# Get to know the property



Charming Semi Detached Property offering three good sized bedrooms, open plan kitchen diner, large lounge, driveway and enclosed rear garden. Situated within easy reach of Morecambe Seafront, Schools for all ages, local amenities, Train Station and regular bus services and cycle path.

Entrance to the property is from the front elevation into the welcoming hallway with stained wooden stairs and flooring plus an understairs WC with vanity wash basin. The bay fronted lounge is positioned to the front of the property and features a gas fire in a decorative mantle surround.

To the rear of the property is a fantastic, open plan kitchen/dining room comprising; wall, drawer and base units, stainless steel sink & drainer, space for freestanding cooker and fridge freezer and plumbing for washing machine, with solid wood worktops and part tiling to complement.

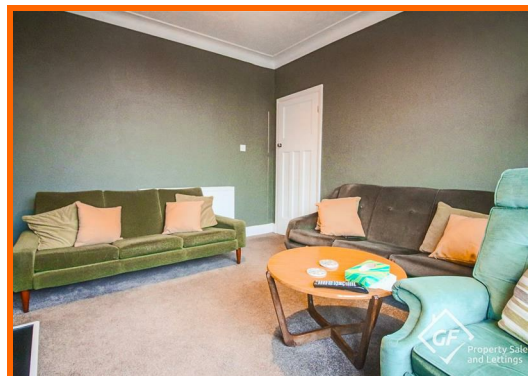
Rooms to the first floor include; landing, two double bedrooms with fitted wardrobes to bedroom one and a good sized third bedroom. The shower room incorporates; large walk-in, direct feed shower, pedestal wash basin and airing cupboard plus a separate WC adjacent. From the landing there is pull down ladder access to the loft room of which the majority is boarded and benefits from power, light and skylight window.

Further benefits include; gas central heating and uPVC double glazing.

Externally there is paved front garden with driveway leading to garage and a lovely South-facing rear garden with fenced perimeter, part lawn and paved patio, blocked paving area with pergola and benches.

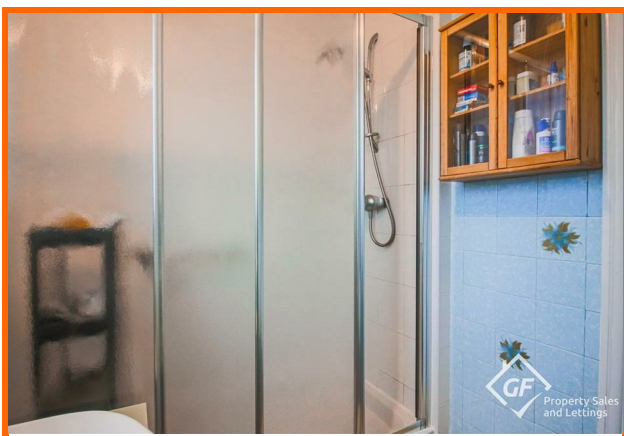
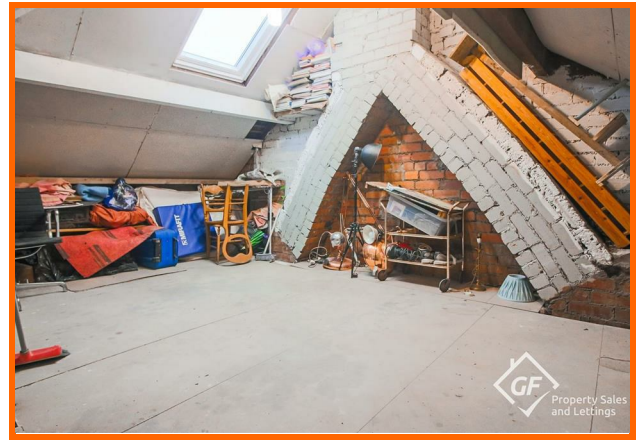
## GF Disclaimer

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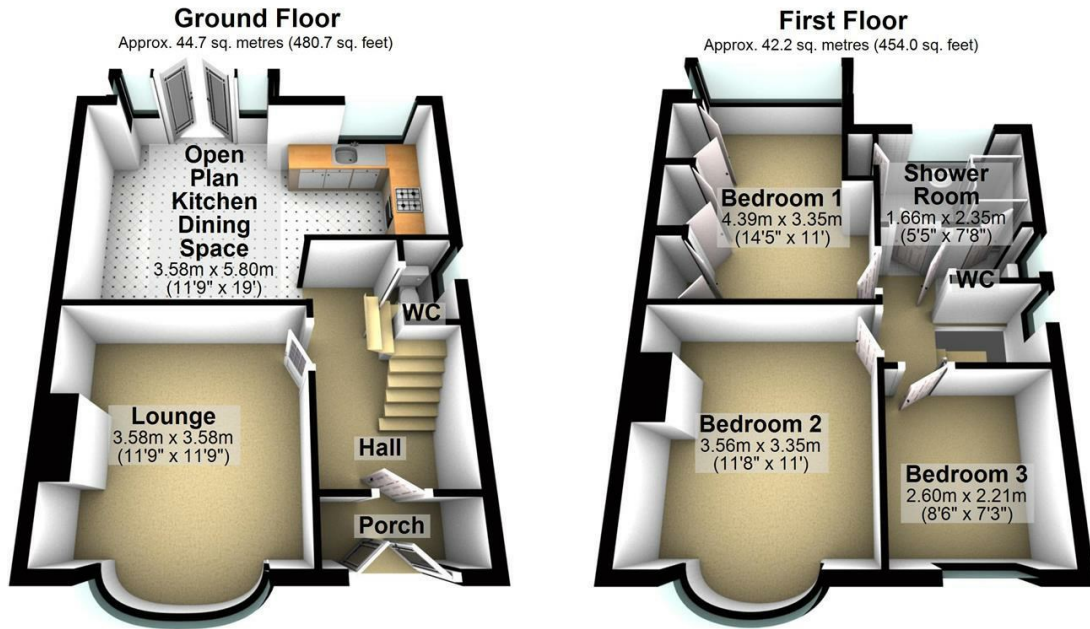
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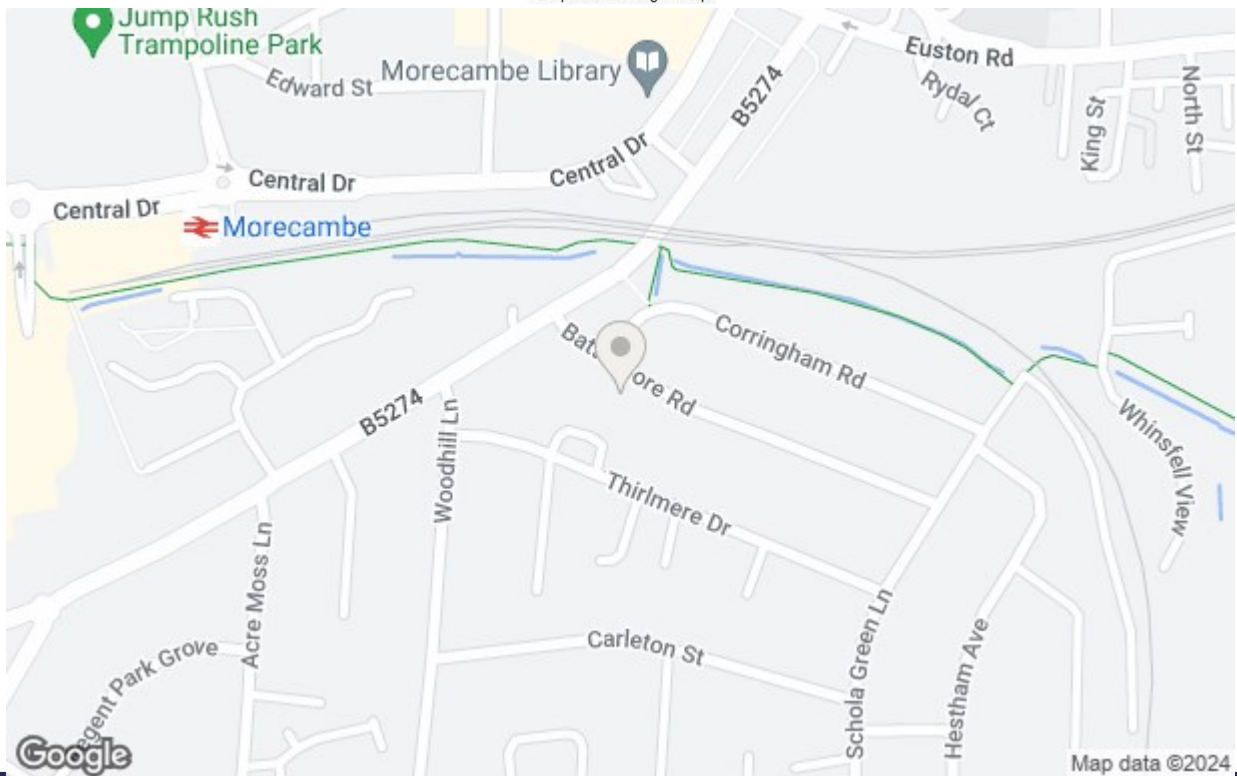


# Take a nosey round



Total area: approx. 86.8 sq. metres (934.7 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.



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| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| 84  | 65        | A   | G         |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales   |           | England & Wales   |           |
| EU Directive 2002/91/EC   |           | EU Directive 2002/91/EC   |           |