



25 South Grove, Morecambe,
LA4 5RL

25 South Grove, , Morecambe

The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen
- Two Spacious Reception Rooms
- Three Piece Shower Room
- Front & Rear Paved Gardens
- On Street Parking
- NO CHAIN!
- Council Tax Band B
- EPC Rating: E



Get in touch today

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

£140,000

Get to know the property

GF are delighted to introduce to you this three bedroom semi detached property situated in a popular residential location and close to the very popular Great Wood School and a wide range of amenities. This would suit a wide range of buyers but in particular first time buyers or someone looking for that little bit of extra space. The property comprises, Side entrance, living room, dining room, kitchen and useful downstairs WC. To the first floor there are two double bedrooms, single bedroom and shower room. Externally the property has gates to the front with paved area and to the rear there is a paved garden also.

Offered with no upward chain!

Call 01524 401402 to book a viewing today.

Ground Floor

Hallway

Hardwood entrance door, central heating radiator, stairs to the first floor and doors to two reception rooms.

Reception Room One

14'6 x 10'8

UPVC double glazed bay window, central heating radiator, fireplace, coving and ceiling rose.

Reception Room Two

12'4 x 11'1

UPVC double glazed window, central heating radiator, electric fire, picture rail and open to the kitchen.

Kitchen

12' x 7'9

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, stainless steel sink with drainer, space for cooker, extractor hood, plumbing for washing machine, space for fridge freezer, boiler, understairs storage, wood effect flooring and doors to WC and to the rear.

WC

4'4 x 3'6

Low basin WC.

First Floor

Landing

Doors to three bedrooms and shower room.

Bedroom One

14'1 x 11'

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

12'4 x 9'

UPVC double glazed window and central heating radiator.

Bedroom Three

8' x 6'

UPVC double glazed window.

Shower Room

5'7 x 5'2

UPVC double glazed frosted window, central heating towel rail, walk in direct feed shower unit, vanity top wash basin, WC, tiled elevations and wood effect flooring.

External

Rear

Enclosed paved garden with raised beds.





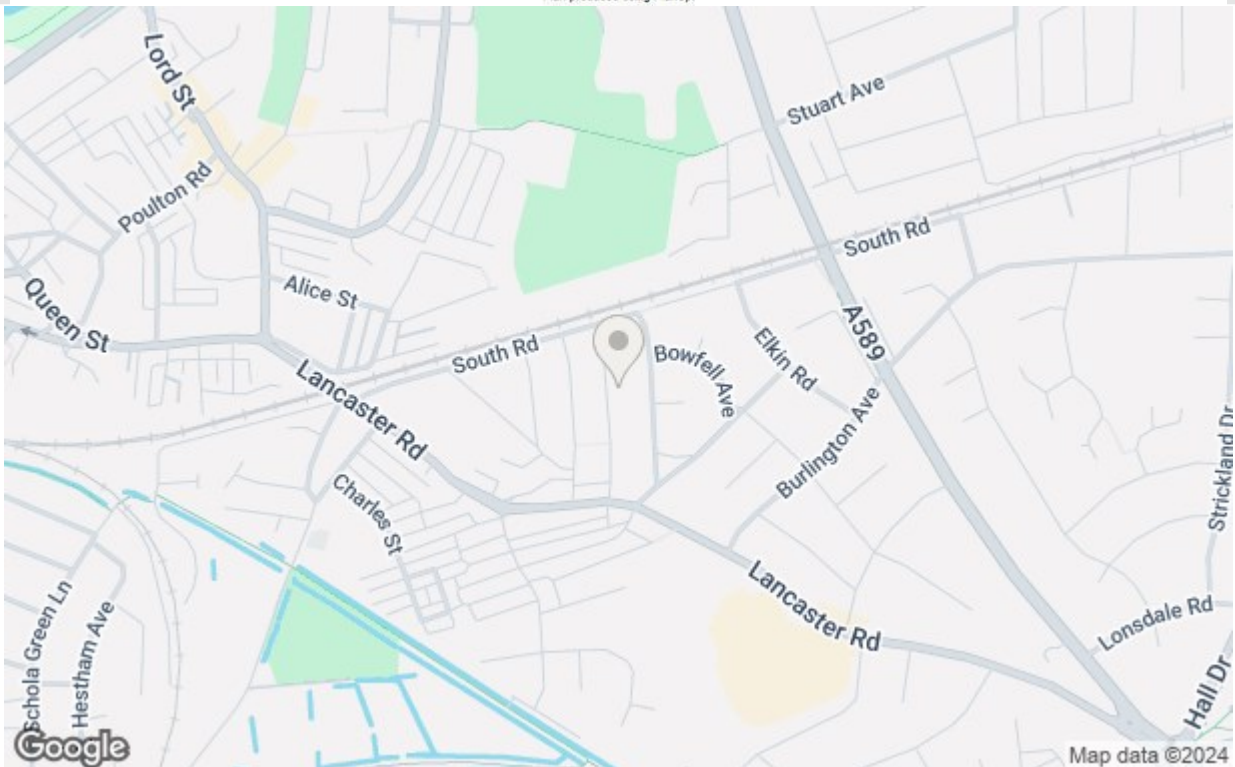
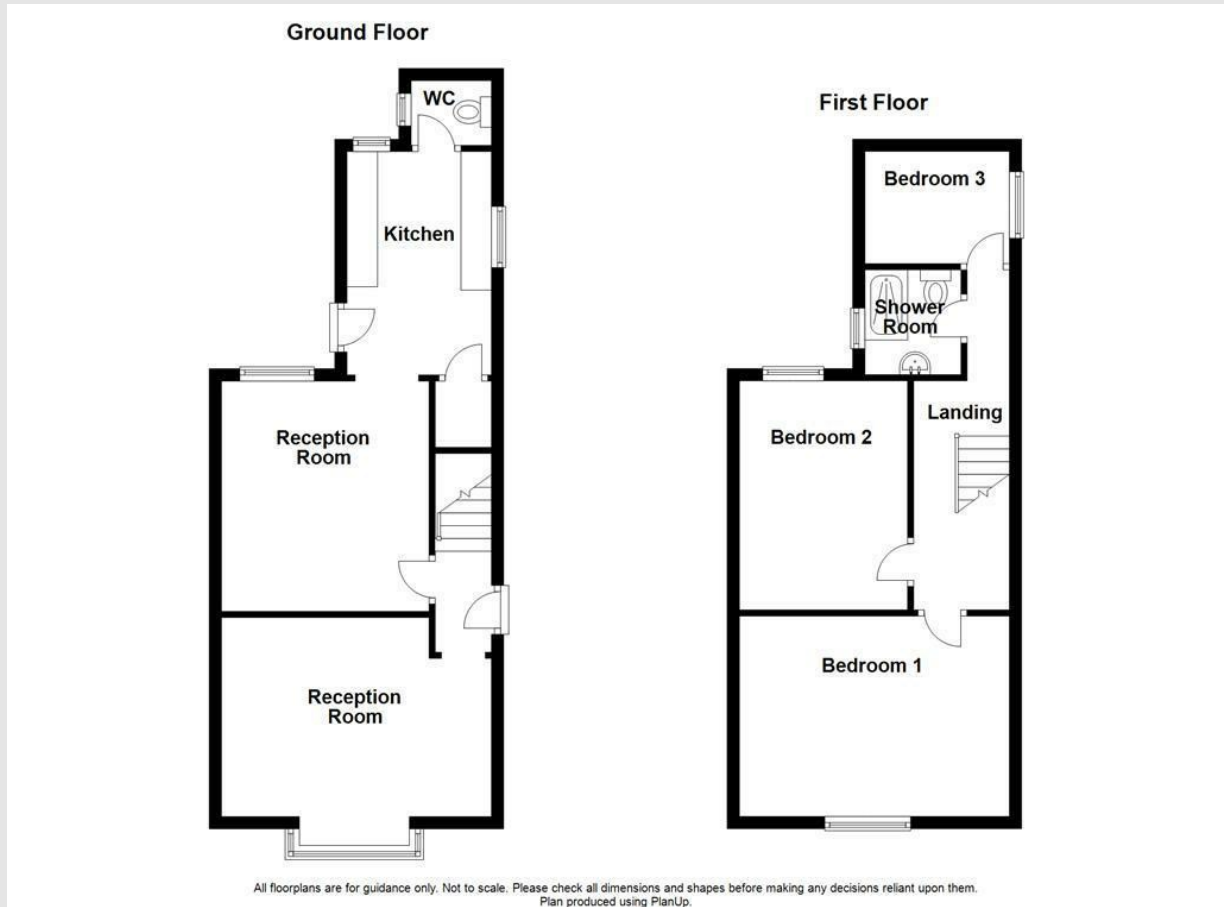
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Take a nosey round



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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			
(69-80) C				(69-80) C			
(55-68) D				(55-68) 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			
			75				
			54				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	