



396 Marine Road East,
Morecambe, LA4 5AN

396, Marine Road East, Morecambe

The property at a glance

4  4  3 

- Impressive Property Set Over Four Floors
- Four Bedrooms
- Spacious Reception Rooms
- Contemporary Fitted Kitchen
- En Suite Facility To Each Bedroom
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band E
- EPC Rating: D



Get in touch today

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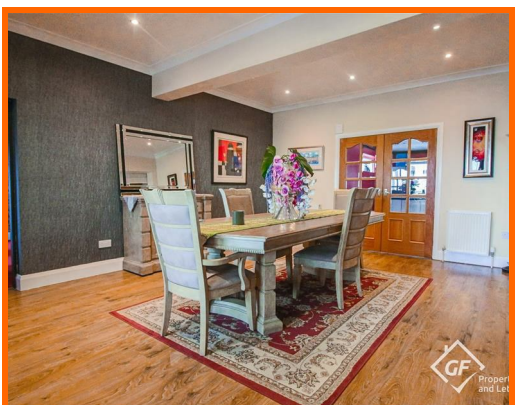
£450,000

Get to know the property



GF are delighted to bring you this real show stopper of a property! If you are looking for extra space and stunning sea views then look no further. The property is situated on the sea front with views over Morecambe Bay and the Lake District Hills. The ground floor comprises, entrance porch and full width conservatory/welcome room, three reception rooms with WC, ample storage space and large modern kitchen. To the first floor there are two double bedrooms both benefitting from en-suite facilities and one even has a dressing room.

To the top floor there are once again two good sized bedrooms with en-suites. The above sounds great but wait until you see the opportunity within the basement subject to planning you could develop this into a large apartment providing you with a second income. The property has no shortfall when it comes to parking, it benefits from a spacious garage with a large driveway that can comfortably store 3 cars. Call 01524 401402 to arrange a viewing.



Ground Floor

Entrance Porch

UPVC double glazed front entrance double doors and door to the conservatory.

Conservatory

11.28m x 2.29m (37' x 7'6)

UPVC double glazed windows, two central heating radiators, four feature wall lights, coving, spotlights and wood effect flooring.

Reception Room Three

5.92m x 3.81m (19'5 x 12'6)

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

Reception Room Two

5.44m x 4.24m (17'10 x 13'11)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring and open to reception room one.

Reception Room One

5.99m x 4.62m (19'8 x 15'2)

UPVC double glazed bay window, central heating radiator, coving, spotlights, wood effect flooring and stairs to the first floor.

Kitchen

6.53m x 3.20m (21'5 x 10'6)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite surfaces, breakfast bar, range cooker with five ring gas hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, integrated fridge, freezer, dishwasher and wine cooler, spotlights and tiled flooring.

Lower Ground Floor

Utility Room

3.30m x 2.62m (10'10 x 8'7)

Stainless steel sink with drainer, plumbing for washing machine and space for dryer.

Basement

Multiple spacious rooms with ample space for storage and cupboard housing the boiler.

First Floor

Landing

Loft access and coving.

Bedroom One

5.56m x 4.01m (18'3 x 13'2)

UPVC double glazed bay window, central heating radiator, freestanding wardrobes and coving.

En Suite

UPVC double glazed frosted window, panelled bath with jets, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and laminate flooring.

Bedroom Two

4.50m x 4.01m (14'9 x 13'2)

UPVC double glazed bay window, central heating radiator, freestanding wardrobes and coving.

En Suite

UPVC double glazed frosted window, panelled bath with direct feed shower overhead, dual flush WC, pedestal wash basin, tiled elevations, extractor fan and laminate flooring.

Second Floor

Bedroom Three

4.88m x 2.46m (16' x 8'1)

UPVC double glazed window and central heating radiator.

En Suite

Panelled bath, dual flush WC, pedestal wash basin, tiled elevations, extractor fan and laminate flooring.

Bedroom Four

3.61m x 2.51m (11'10 x 8'3)

UPVC double glazed window and central heating radiator.

En Suite

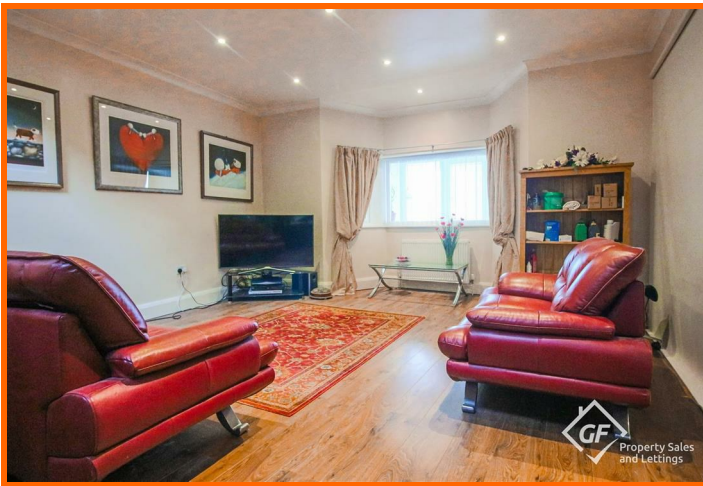
Panelled bath, dual flush WC, pedestal wash basin, tiled elevations, extractor fan and laminate flooring.

External

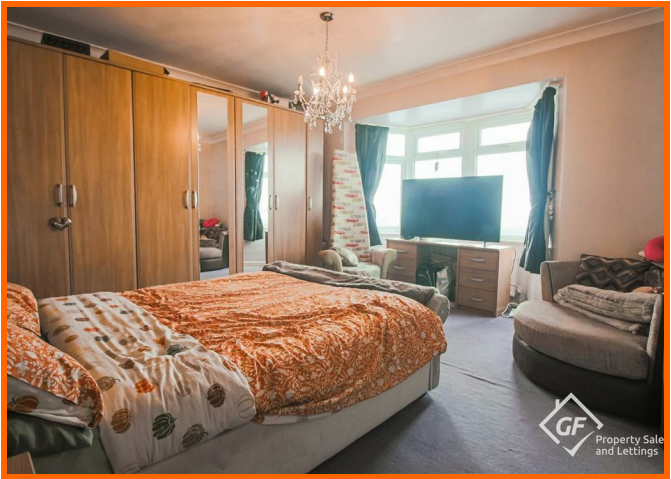
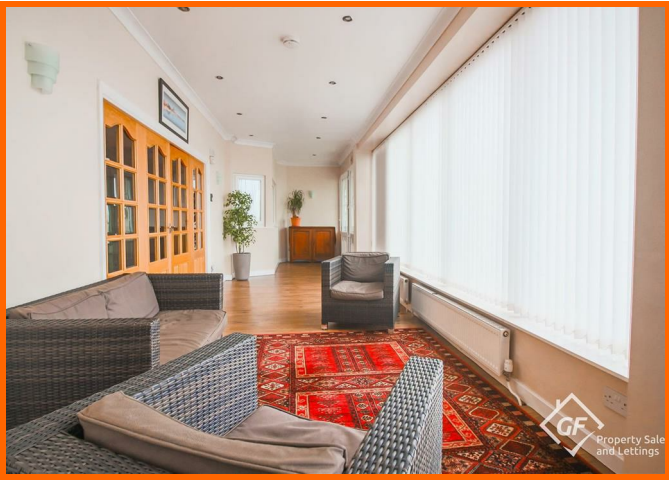
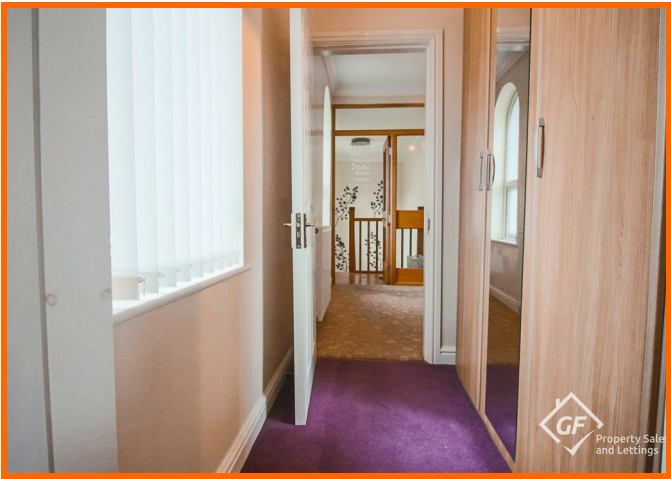
Rear

Driveway providing off road parking for numerous vehicles, flower borders, trees and decked seating area.

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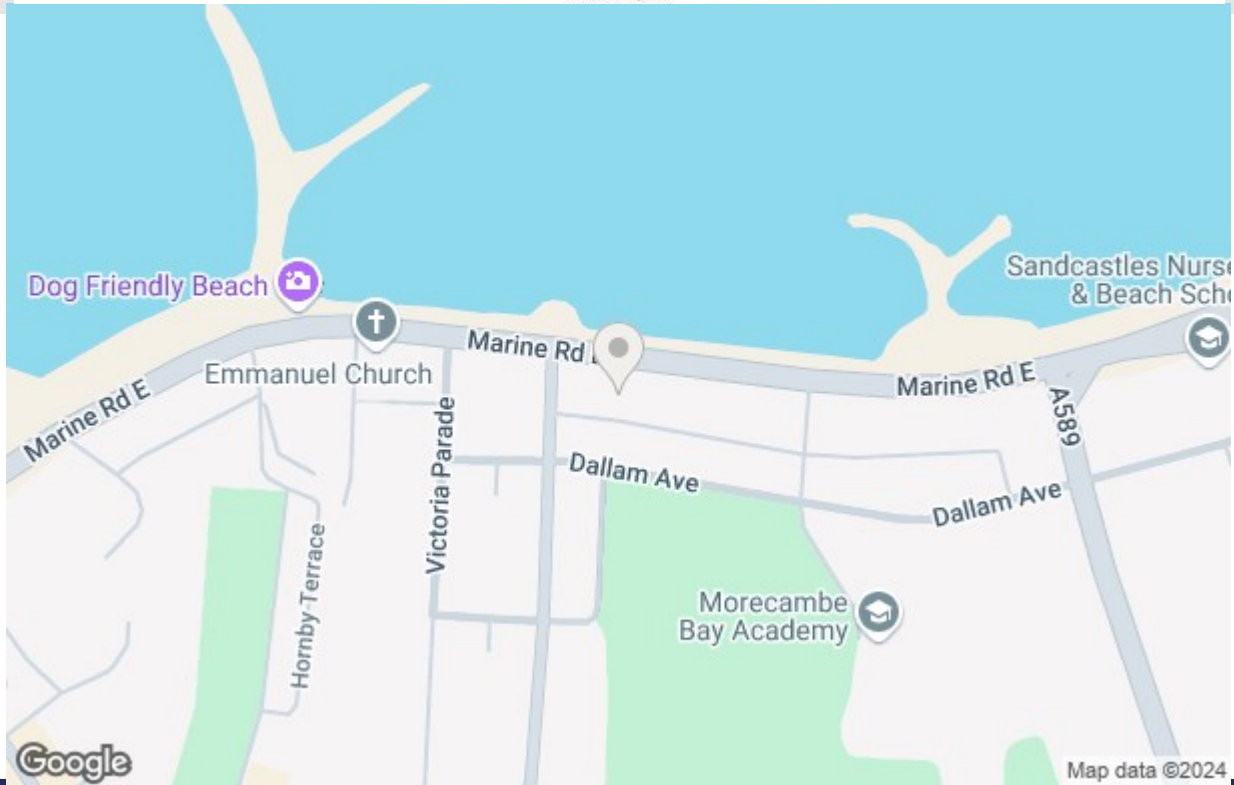
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Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		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
England & Wales	EU Directive 2002/91/EC	64	England & Wales
		78	EU Directive 2002/91/EC