



The Hawthorns Green Lane,  
Morecambe, LA3 3EL

The Hawthorns Green Lane, , Morecambe

## *The property at a glance*

2  1  1 

- Fantastic Opportunity To Purchase Plot Of Land & Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Three Piece Shower Room
- Front & Rear Gardens & Shed/Workshop
- Off Road Parking & Car Port
- Freehold
- Council Tax Band A
- EPC Rating: TBC



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**Offers over  
£400,000**



# Get to know the property



Fantastic Opportunity to purchase this sizeable plot situated in a sought after location with easy access to the M6 link road! Ideal for investors, developers or someone looking to build a bespoke property on a large plot.

## Ground Floor

### Reception Room

15'4 x 11'5

Composite double glazed entrance door, UPVC double glazed window, two central heating radiators, living flame gas fire with wooden mantel, laminate flooring and double doors to the kitchen.

### Kitchen

15'4 x 9'7

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, Zanussi oven with four ring gas hob, extractor hood, space for fridge freezer, coving, tiled flooring, door to the utility and open to the hallway.

### Utility Room

8'6 x 4'8

UPVC double glazed window, central heating radiator, laminate worktop, plumbing for washing machine, space for dryer, GloWorm boiler, tiled flooring and door to the rear.

### Hallway

Loft access, smoke alarm, tiled flooring and doors to two bedrooms and shower room.

### Shower Room

7'4 x 6'8

UPVC double glazed frosted window, central heating towel rail, central heating radiator, low basin WC, pedestal wash basin, direct feed shower unit, part tiled elevations and tiled flooring.

### Bedroom One

13'8 x 10'10

UPVC double glazed window, central heating radiator and laminate flooring.

### Bedroom Two

10'3 x 6'3

UPVC double glazed window, central heating radiator and laminate flooring.

## External

### Front

Laid to lawn garden, driveway providing off road parking and a car port.

### Rear

Laid to lawn garden with block paved patio and access to a shed/workshop.



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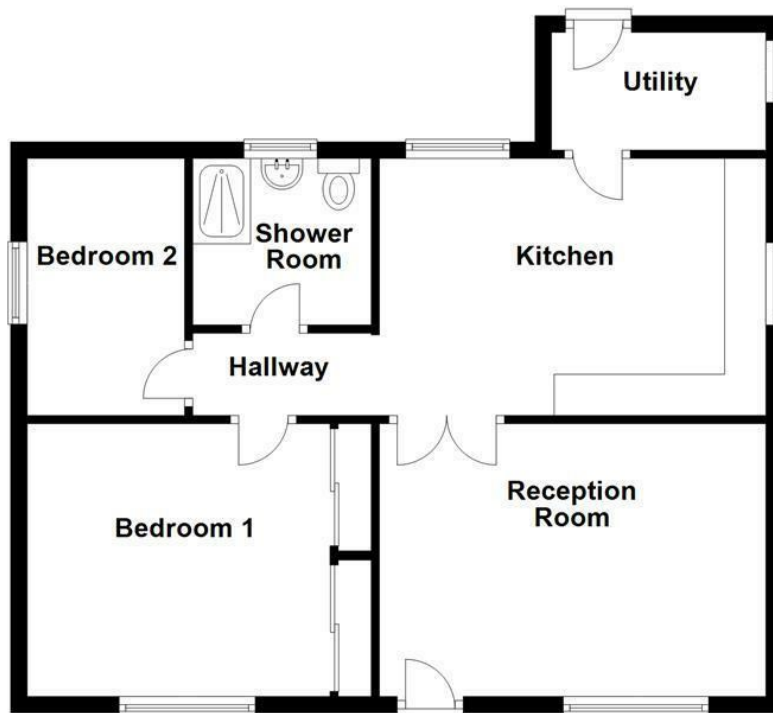
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# Take a nosey round

## Ground Floor



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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