



23 Middleton Road,  
Middleton, Morecambe,  
L.A 3 3IS

23, Middleton Road, Middleton, Morecambe

## *The property at a glance*

3  1  1 

- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen
- Open Plan Reception Rooms
- Three Piece Bathroom
- Laid To Lawn Rear Garden With Envious Views
- Off Road Parking & Garage
- Tenure: TBC
- Council Tax Band B
- EPC Rating: D



Get in touch today

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# £195,000



# Get to know the property



GF Property Sales are proud to present this wonderfully positioned semi detached property boasting through lounge- dining room, three bedrooms, fantastic gardens, driveway and garage.



## Ground Floor

### Entrance Vestibule

1.73m x 0.74m (5'8 x 2'5)

UPVC double glazed frosted front entrance door, meter cupboard and door to the hallway.

### Hallway

3.89m x 1.75m (12'9 x 5'9)

Picture rail, coving, stairs to the first floor, boiler under the stairs, fitted storage and doors to living room and kitchen.

### Living Room

3.71m x 3.56m (12'2 x 11'8)

UPVC double glazed bay window, central heating radiator, feature electric fire with wooden mantel, two feature wall lights, coving and open to the dining room.

### Dining Room

3.86m x 3.12m (12'8 x 10'3)

Central heating radiator, coving and UPVC double glazed sliding doors to the conservatory.

### Conservatory

2.62m x 2.44m (8'7 x 8')

UPVC double glazed windows, electric heater and UPVC double glazed sliding door to the rear.

### Kitchen

2.84m x 2.49m (9'4 x 8'2)

UPVC double glazed window, range of wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, plumbing for washing machine, space for fridge freezer and tiled effect flooring.

## First Floor

### Landing

2.59m x 2.36m (8'6 x 7'9)

Picture rail, coving and doors to three bedrooms and bathroom.

### Bedroom One

3.66m x 3.10m (12' x 10'2)

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

### Bedroom Two

3.86m x 3.10m (12'8 x 10'2)

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

### Bedroom Three

2.67m x 2.36m (8'9 x 7'9)

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

### Bathroom

2.36m x 2.18m (7'9 x 7'2)

UPVC double glazed frosted window, central heating radiator, corner panelled bath with electric feed shower overhead, low basin WC, pedestal wash basin, tiled elevations, extractor fan and tile effect flooring.

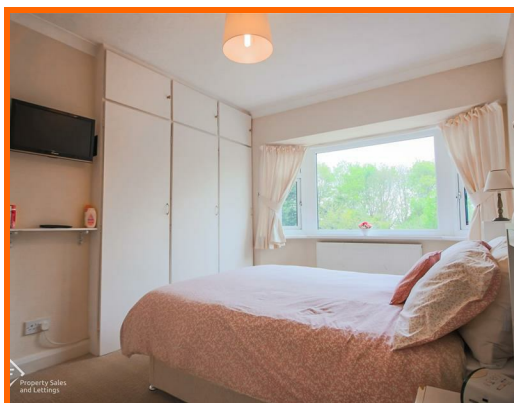
## External

### Front

Laid to lawn garden with planted beds and a block paved driveway providing off road parking leading to the garage.

### Rear

Laid to lawn garden with planted beds, paved pathways, access to the garage (30'4 x 10'8) and open field views.



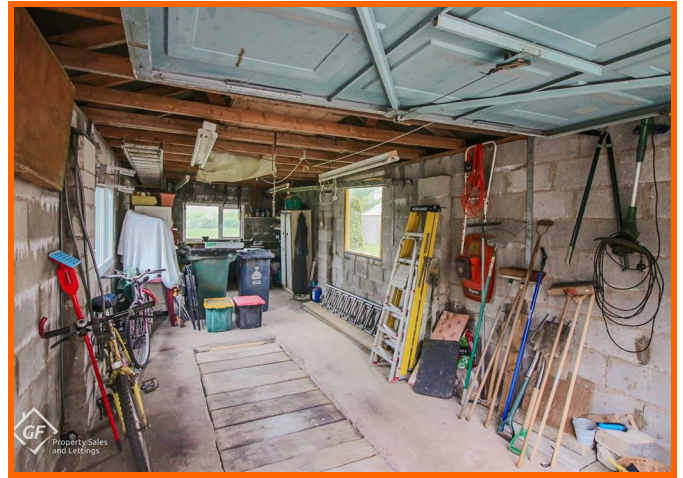


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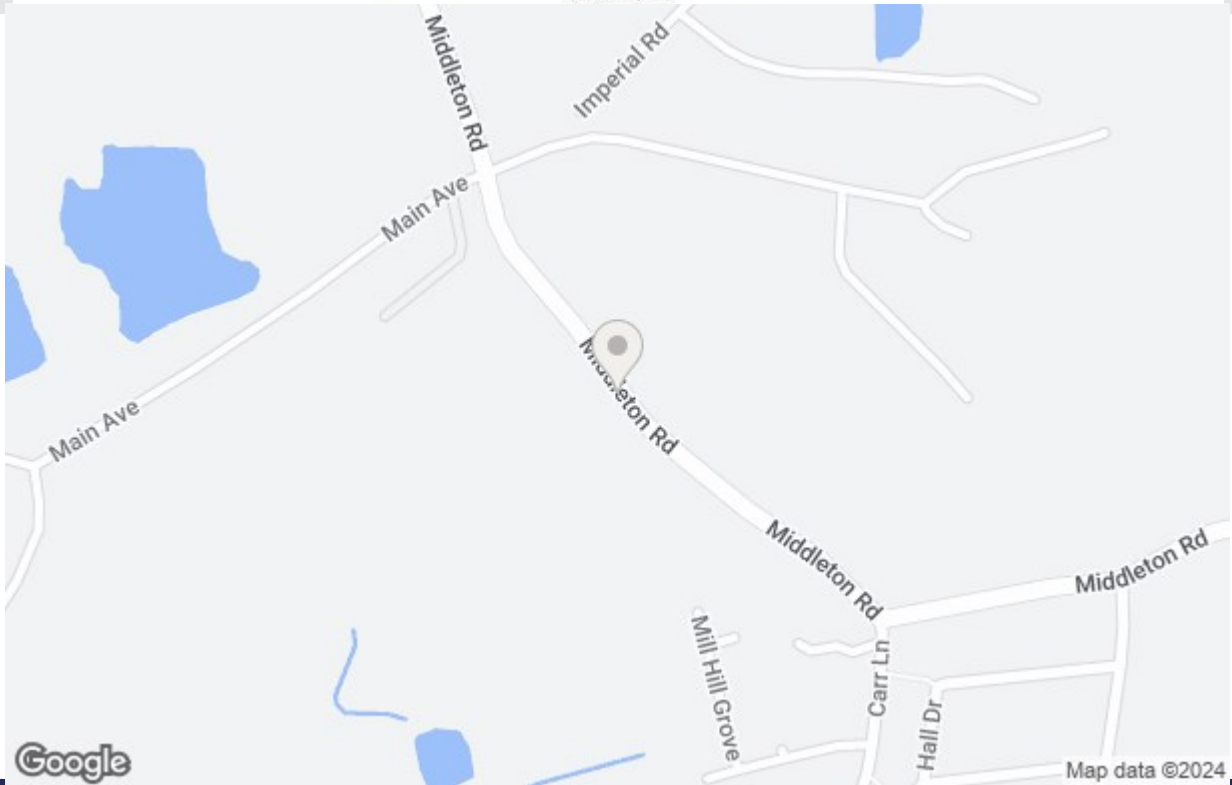
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# Take a nosey round



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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         | 82   | (81-91) <b>B</b>  |
| (65-80) <b>C</b>                            |                         |  | (65-80) <b>C</b>  |
| (55-64) <b>D</b>                            | 68                      |  | (55-64) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |