



8 Helmside Avenue,  
Morecambe, LA4 4SX

8, Helmside Avenue, Morecambe

## *The property at a glance*

4  2  1 

- Semi Detached Dormer Bungalow
- Four Bedrooms
- One Reception Room
- Two Bathrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: B
- EPC Rating: D



Get in touch today

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# £250,000

# Get to know the property



A DECEPTIVELY SPACIOUS SEMI DETACHED DORMER BUNGALOW IN THE POPULAR AREA OF MORECAMBE

Welcome to Helmside Avenue, Morecambe - a charming location for this delightful four-bedroom semi-detached dormer bungalow. This property boasts two bathrooms, making it ideal for a growing family or those who enjoy having guests over.

As you step inside, you'll be pleasantly surprised by the deceptively spacious layout, offering ample room for all your needs. The modern kitchen diner is perfect for preparing delicious meals and entertaining loved ones.

Located in a popular area, this property not only provides a comfortable living space but also offers a sense of community and convenience. The garden is a lovely spot to relax outdoors, and the off-road parking ensures you never have to worry about finding a space for your vehicle.

Don't miss out on the opportunity to make this charming dormer bungalow your new home. Book a viewing today and envision the possibilities that this property holds for you and your family.





## Ground Floor

### Vestibule

UPVC entrance door and open access to hall.

### Hall

3.61m x 2.11m (11'10 x 6'11)

Central heating radiator, wood effect flooring and doors to reception room, kitchen, bedroom, bathroom and storage.

### Reception Room

4.60m x 3.33m (15'1 x 10'11)

UPVC double glazed window, central heating radiator, TV point, electric fire in decorative surround and wood effect flooring.

### Kitchen

6.48m x 3.91m (21'3 x 12'10)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, range cooker with hob, space for fridge freezer, plumbed for washing machine, stainless steel sink with draining board and spring mixer tap, wood effect flooring, stairs to first floor and door to conservatory.

### Bedroom Four

3.00m x 2.97m (9'10 x 9'9)

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

### Bathroom

2.18m x 1.91m (7'2 x 6'3)

UPVC double glazed frosted window, central heating towel rail, spotlights, dual flush WC, vanity topped wash basin, panelled bath with rinse head over, part tiled elevation and tiled flooring.

### Conservatory

5.33m x 2.95m (17'6 x 9'8)

UPVC double glazed windows, two UPVC doors to rear and wood effect flooring.

## First Floor

### Landing

Doors to three bedrooms.

### Bedroom One

4.45m x 2.77m (14'7 x 9'1)

UPVC double glazed window, central heating radiator, eaves storage and door to en suite.

### En Suite

2.57m x 1.60m (8'5 x 5'3)

Dual flush EC, vanity topped wash basin, direct feed shower, part tiled elevation and tiled flooring.

### Bedroom Two

3.53m x 2.95m (11'7 x 9'8)

Velux window, central heating radiator, eaves storage and wood effect flooring.

### Bedroom Three

3.78m x 2.18m (12'5 x 7'2)

Velux window, central heating radiator, over stairs storage, eaves storage and wood effect flooring.

## External

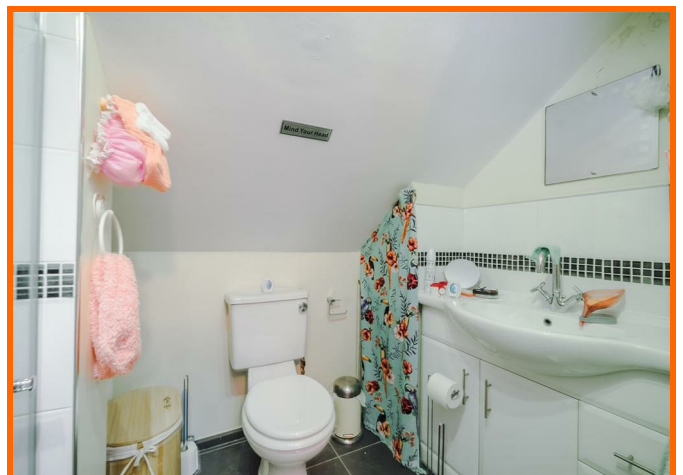
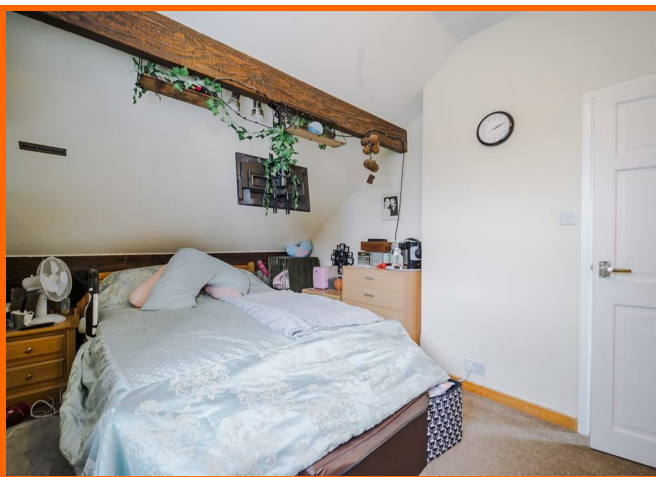
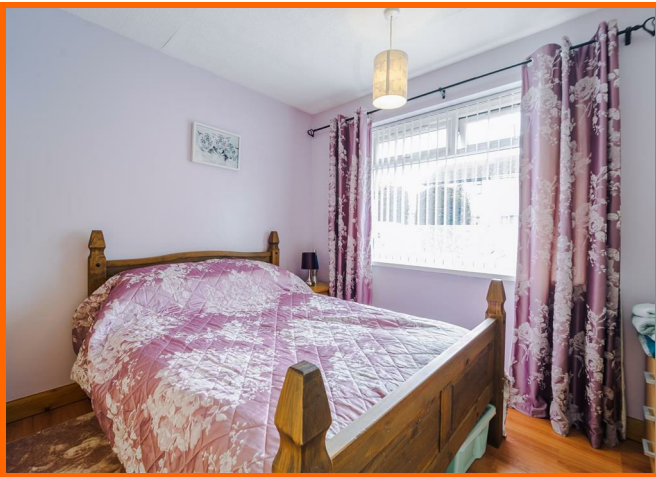
### Rear

Enclosed laid to lawn, flagged patio and access to garage.

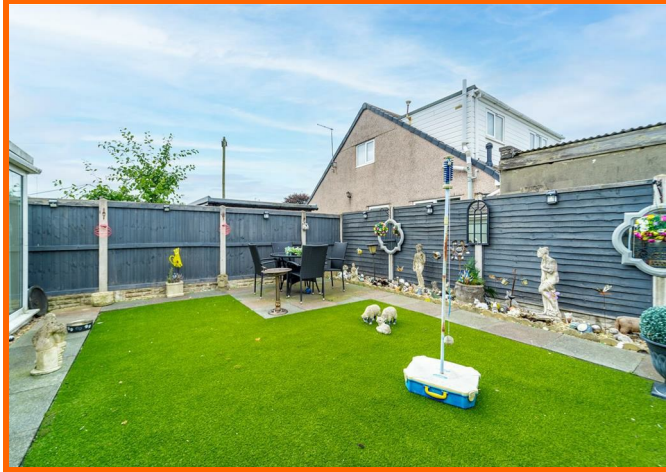
### Front

Artificial lawn, slate chippings and driveway.

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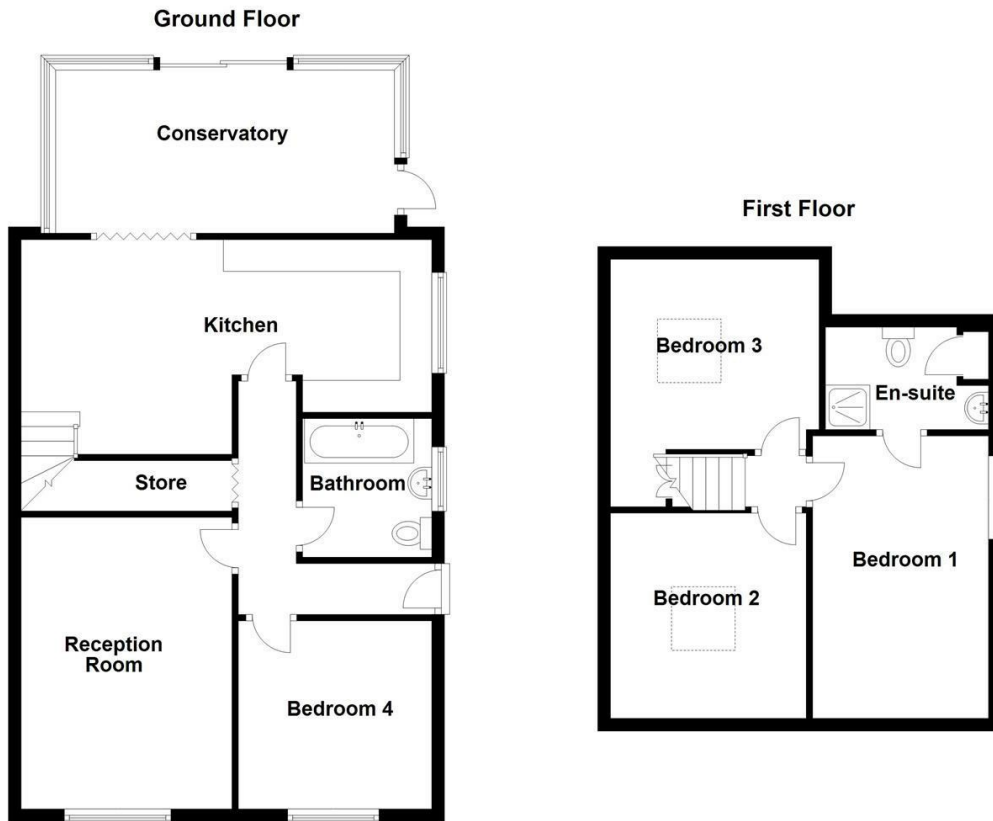
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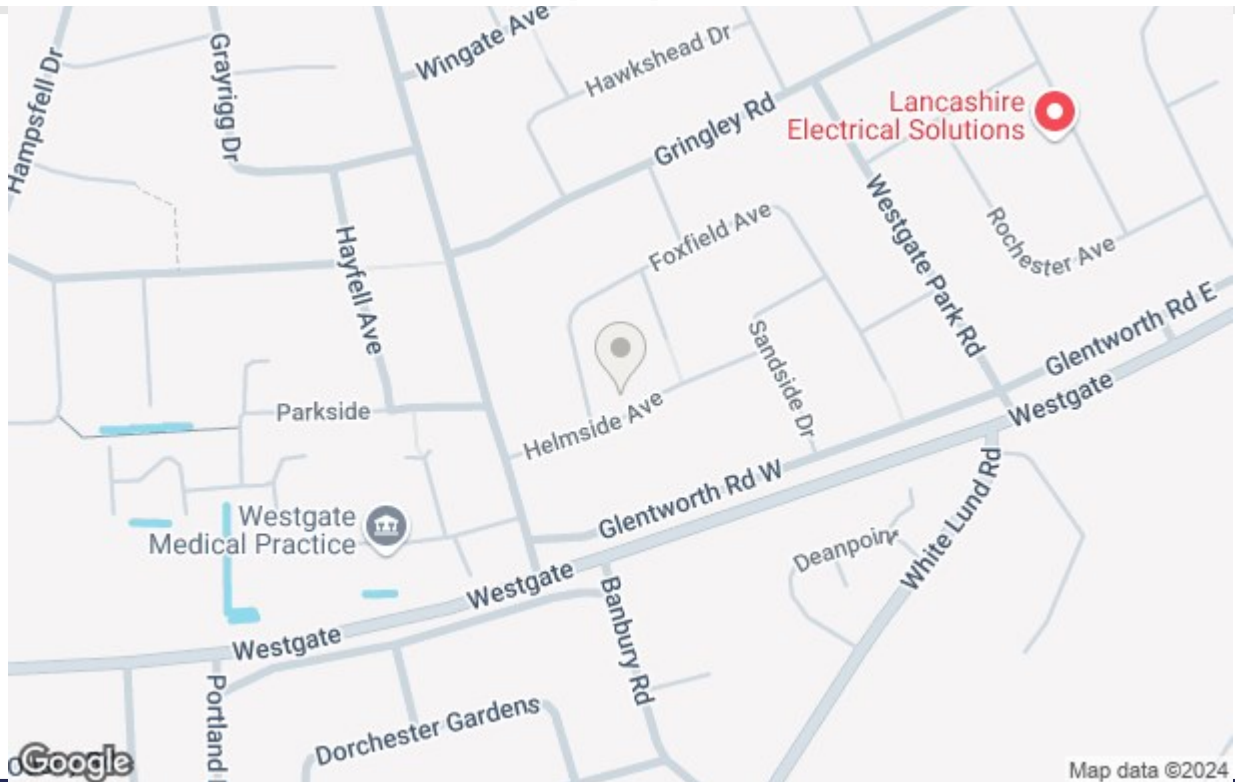
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# Take a nosey round



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>	(92 plus) <b>A</b>	(92 plus) <b>A</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>
(65-80) <b>C</b>	(65-80) <b>C</b>	(65-80) <b>C</b>	(65-80) <b>C</b>
(55-64) <b>D</b>	(55-64) <b>D</b>	(55-64) <b>D</b>	(55-64) <b>D</b>
(39-54) <b>E</b>	(39-54) <b>E</b>	(39-54) <b>E</b>	(39-54) <b>E</b>
(21-38) <b>F</b>	(21-38) <b>F</b>	(21-38) <b>F</b>	(21-38) <b>F</b>
(1-20) <b>G</b>	(1-20) <b>G</b>	(1-20) <b>G</b>	(1-20) <b>G</b>
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	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