



9 Wentworth Crescent,  
Morecambe, LA3 3NZ

9, Wentworth Crescent, Morecambe

## *The property at a glance*

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Family BathrOom
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: C
- EPC Rating: TBC



Get in touch today

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

# £220,000

# Get to know the property

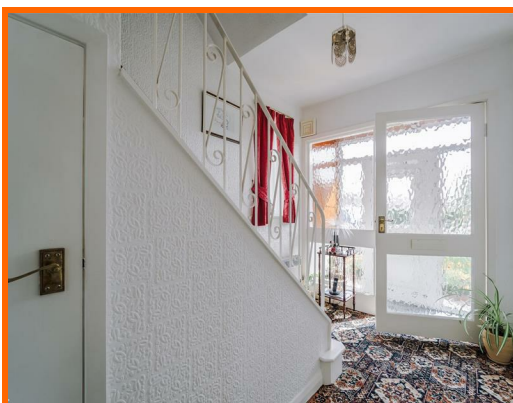


## A FANTASTIC THREE BEDROOM SEMI DETACHED HOME IN A POPULAR AREA

Welcome to this fantastic three-bedroom semi-detached family home located on Wentworth Crescent in the sought-after area of Morecambe.

This property boasts a spacious open plan living area, perfect for relaxing with your loved ones or entertaining guests. The enviable garden at the front and rear of the house provides a wonderful outdoor space for children to play or for you to unwind after a long day. Additionally, the garage and off-road parking offer convenience and peace of mind for your vehicles.

Situated in a popular area, this home provides not only comfort and practicality but also a sense of community and belonging. Don't miss out on the opportunity to make this charming property your new home sweet home in Morecambe.





## Ground Floor

### Porch

1.75m x 0.89m (5'9 x 2'11)

UPVC entrance door and hardwood door to hall.

### Hall

3.12m x 1.98m (10'3 x 6'6)

UPVC double glazed window, gas wall heater, stairs to first floor and doors to reception room one and under stairs storage.

### Reception Room One

3.99m x 3.20m (13'1 x 10'6)

UPVC double glazed windows, electric fire in marble surround, coving, TV point and open access to reception room two.

### Reception Room Two

3.18m x 2.72m (10'5 x 8'11)

Coving, door to kitchen and UPVC sliding door to rear.

### Kitchen

3.18m x 2.46m (10'5 x 8'1)

UPVC double glazed window, wood panel wall and base units, laminate worktops, high rise oven and microwave, four ring electric hob, ceramic sink with draining board and mixer tap, space for fridge, plumbed for washing machine and UPVC door to rear.

## First Floor

### Landing

UPVC double glazed window, wall mounted gas heater, loft access and doors to three bedrooms, bathroom and airing cupboard.

### Bedroom One

3.71m x 3.23m (12'2 x 10'7)

UPVC double glazed window and fitted wardrobes.

### Bedroom Two

3.53m x 2.72m (11'7 x 8'11)

UPVC double glazed window.

### Bedroom Three

2.79m x 2.01m (9'2 x 6'7)

UPVC double glazed window.

### Bathroom

2.49m x 1.65m (8'2 x 5'5)

UPVC double glazed frosted window, low level WC, pedestal wash basin, panel bath with rinse head over and tiled elevation.

## External

### Rear

Enclosed laid to lawn, block paved patio, bedding areas and single garage.

### Garage

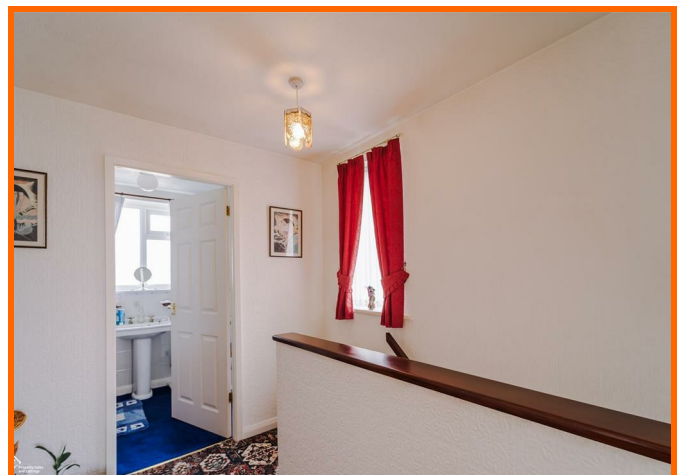
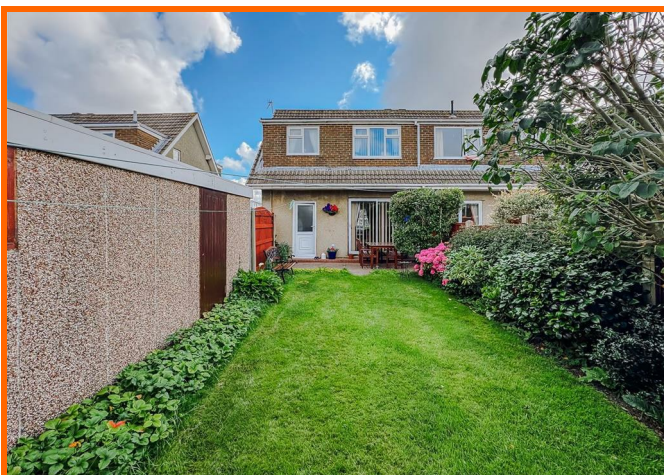
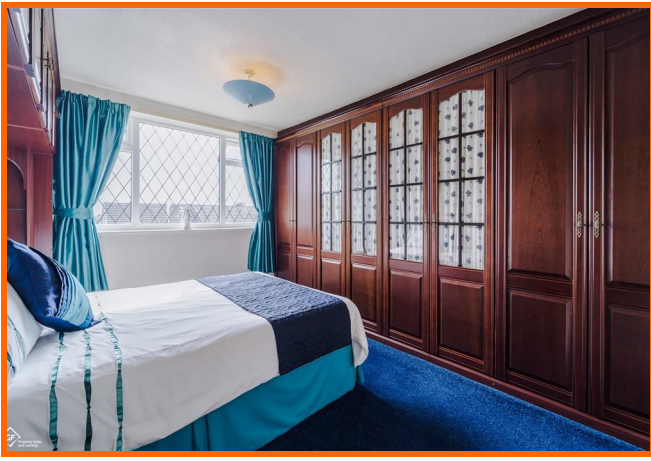
6.65m x 3.07m (21'10 x 10'1)

Up and over door and power.

### Front

Laid to lawn garden, bedding areas and driveway.

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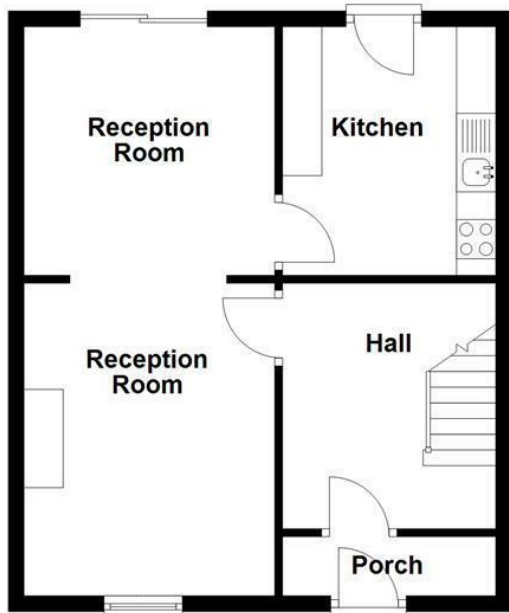
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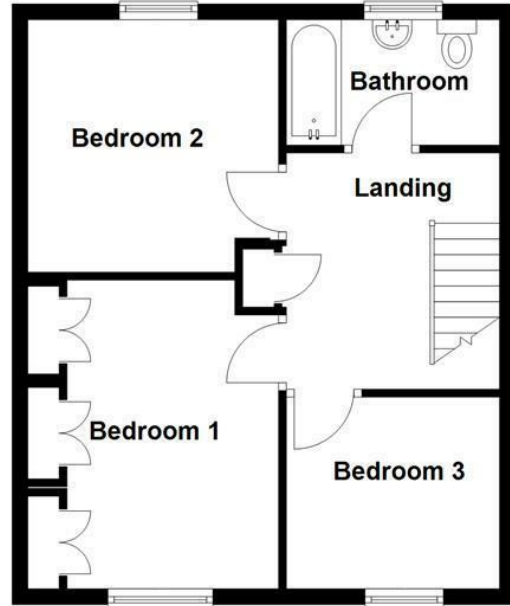
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# Take a nosey round

Ground Floor



First Floor



Total area: approx. 938.9 sq. feet

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		
<b>England &amp; Wales</b>		

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		

86

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EU Directive 2002/91/EC

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