



80 Hadrian Road,  
Morecambe, LA3 3BX

80, Hadrian Road, Morecambe

## *The property at a glance*

3  1  1 

- Detached Property
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen With Dining Area
- Three Piece Bathroom
- Enclosed Rear Garden And Conservatory
- Off Road Parking And Garage
- Freehold
- Council Tax Band: D
- EPC Rating: C



Get in touch today

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# £230,000

# Get to know the property



Spacious detached property perfect for a first time buyer or a new family

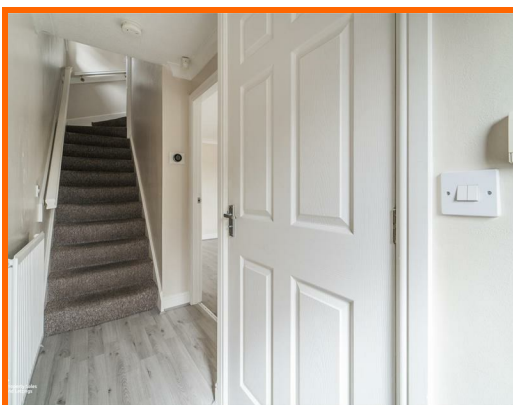
Nestled on the charming Hadrian Road in Morecambe, this stunning detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a well-appointed bathroom, this property offers the perfect blend of comfort and style.

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for both relaxing evenings and lively gatherings. The spacious rooms provide ample space for hosting friends and family, ensuring that every moment spent here is filled with joy and laughter.

One of the standout features of this property is its large garden, a tranquil oasis where you can unwind and enjoy the beauty of nature. With a separate garage adding to the convenience, this home is not only aesthetically pleasing but also practical for everyday living.

Conveniently located within easy reach of local amenities and stores, this property offers the best of both worlds - a peaceful retreat away from the hustle and bustle, yet close enough to everything you need for daily convenience.

Whether you're a first-time buyer looking to step onto the property ladder or a young family in search of a cozy abode to call your own, this gorgeous detached house on Hadrian Road is sure to capture your heart. Don't miss out on the opportunity to make this house your home sweet home.







## Ground Floor

### Hall

2.79m x 1.17m (9'2 x 3'10)

UPVC double glazed frosted entrance door, central heating radiator, coving, laminate floor, stairs to first floor and doors to reception room and WC.

### Reception Room

4.60m x 3.48m (15'1 x 11'5)

UPVC double glazed window, two central heating radiators, coving, gas fire in marble surround, laminate floor and doors to kitchen and under stairs storage.

### Kitchen

4.47m x 2.67m (14'8 x 8'9)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, part tiled elevations, laminate floor and French doors to conservatory.

### Conservatory

3.73m x 2.82m (12'3 x 9'3)

UPVC double glazed windows, laminate floor and UPVC door to rear.

### WC

1.80m x 0.81m (5'11 x 2'8)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, part tiled elevations and laminate floor.

## First Floor

### Landing

2.44m x 0.86m (8' x 2'10)

UPVC double glazed window, loft access and doors to three bedrooms and bathroom.

### Bedroom One

4.45m x 3.58m (14'7 x 11'9)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to over stairs storage.

### Bedroom Two

2.59m x 2.11m (8'6 x 6'11)

UPVC double glazed window and central heating radiator.

### Bedroom Three

2.72m x 1.80m (8'11 x 5'11)

UPVC double glazed window and central heating radiator.

### Bathroom

1.83m x 1.70m (6' x 5'7)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps direct feed shower and rise head over, extractor fan, part tiled elevations and cushioned flooring.

## External

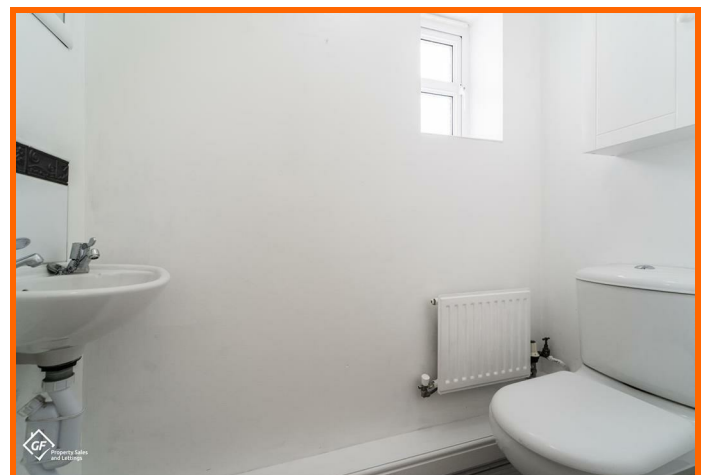
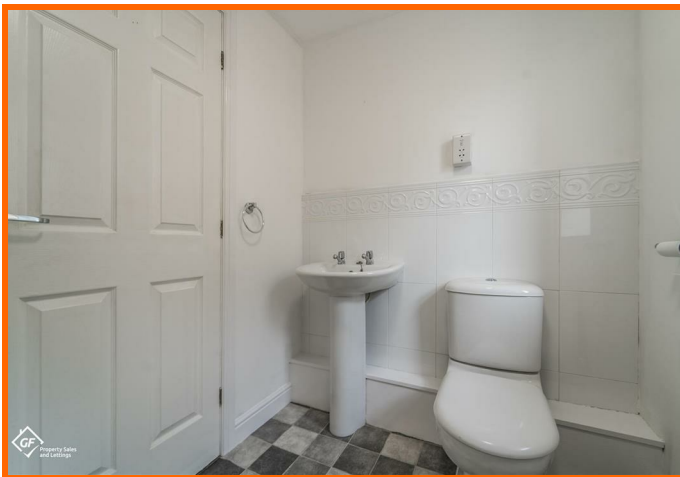
### Front

Laid to lawn garden and drive leading to garage.

### Rear

Laid to lawn garden and raised decking.

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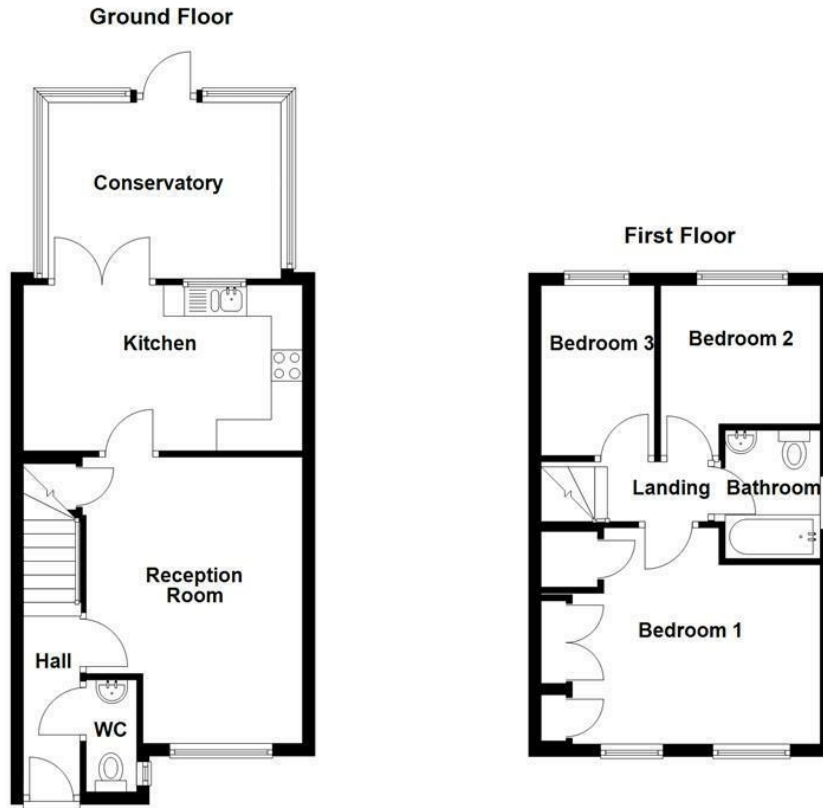
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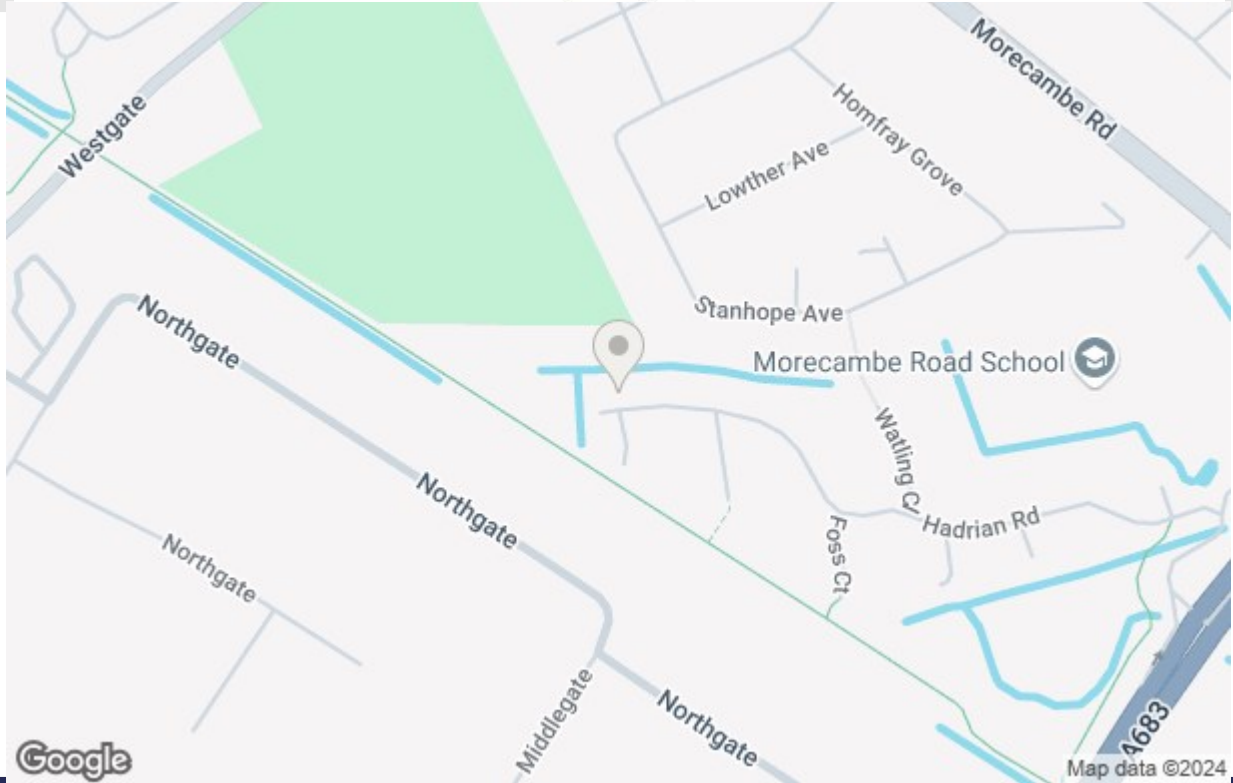
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# Take a nosey round



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                    |  | Current                 | Potential | 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>                          |  |                         |           | (82 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           | (65-80) <b>B</b>  |  |                         |           |
| (65-80) <b>C</b>                            |  |                         |           | (55-68) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           | (39-54) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           | (21-38) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           | (1-20) <b>F</b>   |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| 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 |           |