



3 Westminster Road,
Morecambe, LA4 4JA

3, Westminster Road, Morecambe

The property at a glance

2  1  1 

- Ground Floor Flat
- Two Bedrooms
- Fitted Kitchen
- Three Piece Shower Room
- Spacious Reception Room
- Enclosed Rear Yard
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating: C



Get in touch today

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

£115,000

Get to know the property



Modern 2 bed flat waiting for you!

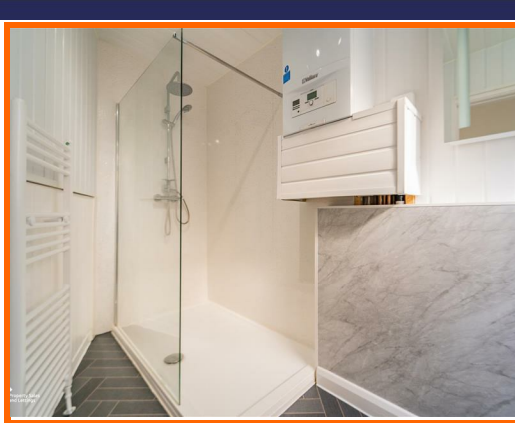
Nestled on the picturesque Westminster Road in Morecambe, this charming 2-bedroom maisonette is a modern gem waiting to be discovered. The property boasts a sleek open-plan design with clean lines and contemporary finishes, perfect for those who appreciate a touch of sophistication.

As you step into the flat, you are greeted by a cozy living area flooded with natural light streaming through the large windows, creating a warm and inviting atmosphere. The minimalist kitchen is a chef's dream, equipped with stainless steel appliances, a 5-ring induction hob, and ample storage space for all your culinary essentials.

Situated on a delightful street lined with terraced houses, this flat effortlessly combines modern comfort with a classic setting, offering the best of both worlds. Step outside to find a small courtyard at the back, providing a private outdoor space that is ideal for unwinding after a long day or hosting intimate gatherings with friends and family.

Don't miss the opportunity to make this modern oasis your own and experience the perfect blend of style, comfort, and convenience in the heart of Morecambe.





Ground Floor

Reception Room

4.57m x 3.35m (15' x 11')

Hardwood entrance door accessed through shared porch. UPVC double glazed bay window, central heating radiator, smoke detector, picture rail, two feature wall lights, gas fire in decorative surround and open access to kitchen.

Kitchen

4.37m x 3.53m (14'4 x 11'7)

UPVC double glazed window, vertical central heating radiator, smoke detector, mix of wall and base units, laminate worktops, glass splash back, one half bowl composite sink with draining board and mixer tap, integrated single oven in high rise unit, 5 ring induction hob, angled extractor hood, hardwood flooring and door to inner hall.

Inner Hall

3.12m x 1.17m (10'3 x 3'10)

Smoke detector, stairs to lower ground floor, door to shower room and UPVC double glazed door to rear.

Shower Room

3.43m x 1.52m (11'3 x 5)

UPVC double glazed frosted box window, central heated towel rail. dual flush WC, vanity top wash basin with waterfall mixer tap, walk-in direct feed rainfall shower with rinse head, extractor fan, boiler, PVC clad ceiling, part PVC clad elevations and laminate flooring.

Lower Ground Floor

Landing

1.50m x 1.32m (4'11 x 4'4)

Smoke detector and doors to two bedrooms.

Bedroom One

4.14m x 3.73m (13'7 x 12'3)

UPVC double glazed bay window, vertical central heating radiator and storage cupboard.

Bedroom Two

3.35m x 3.20m (11' x 10'6)

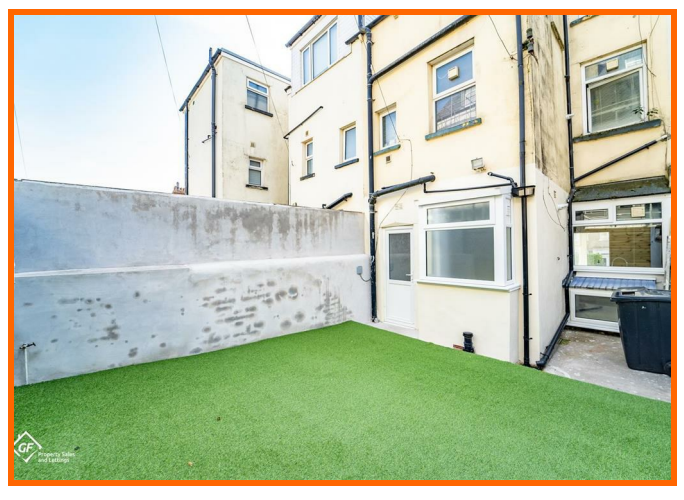
UPVC double glazed window, vertical central heating radiator,

External

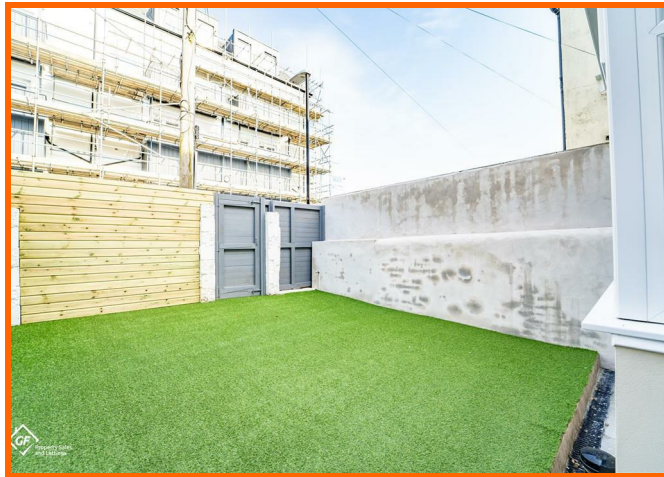
Rear

Artificial lawn and gated access to rear street.

3 Westminster Road, Morecambe, LA4 4JA



3 Westminster Road, Morecambe, LA4 4JA



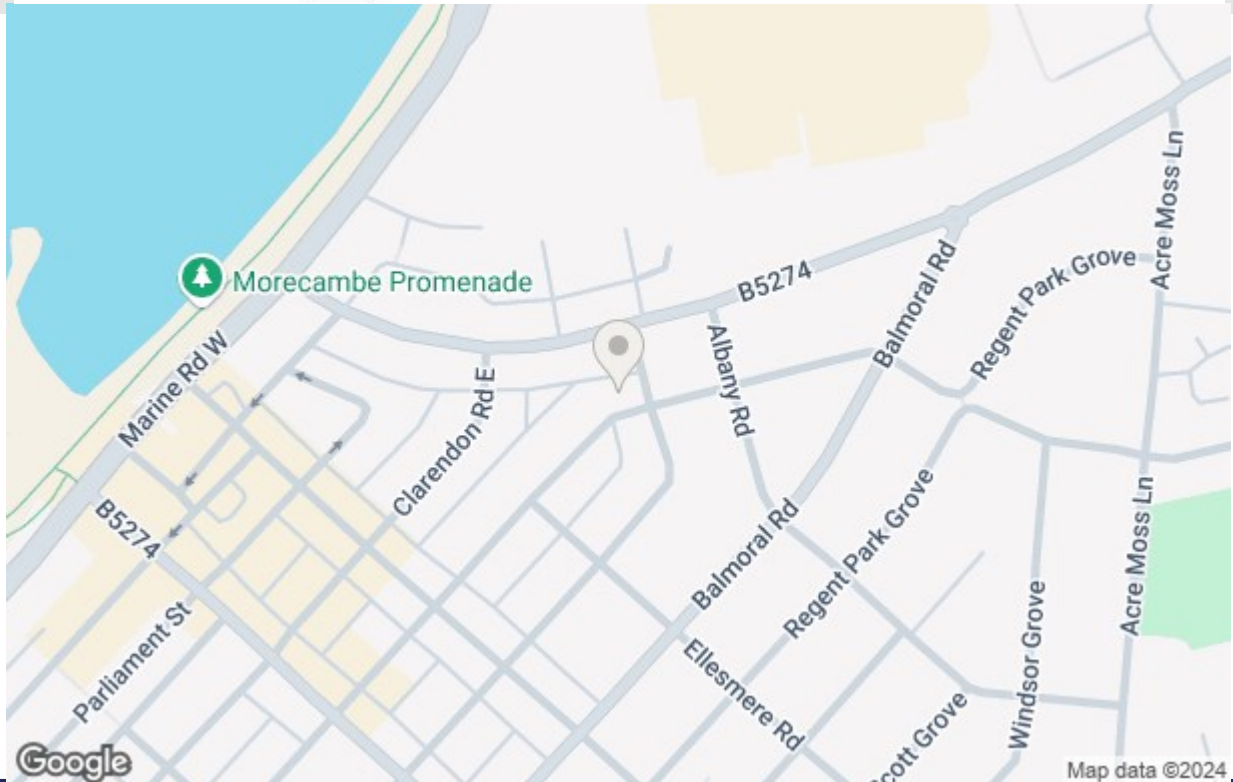
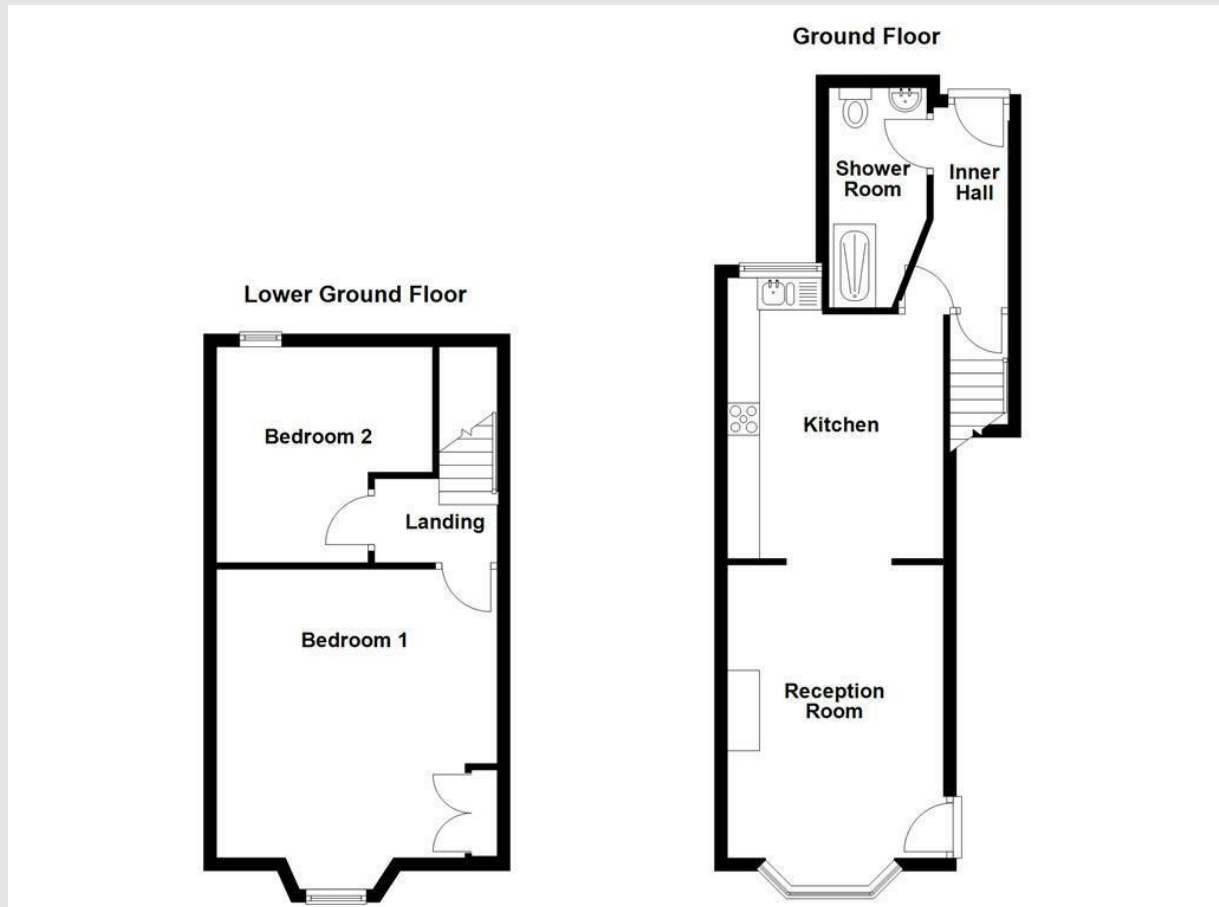
Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round



Get in touch today

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

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