



30 Maylands Square,  
Morecambe, LA4 5RY

30, Maylands Square, Morecambe

## *The property at a glance*

3  1  2 

- Mid Terraced Property In Need Of Improvement
- Three Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Three Piece Bathroom
- Enclosed Rear Yard
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating; D



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info@gfproperty.co.uk  
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# £120,000

# Get to know the property



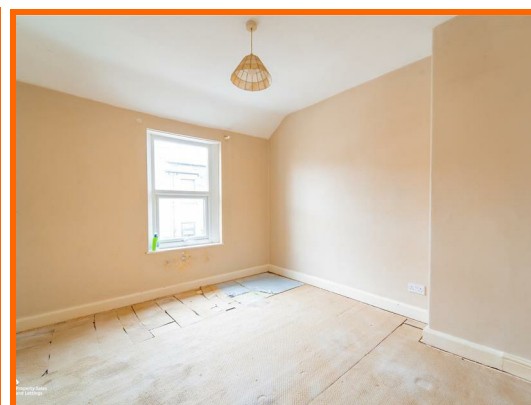
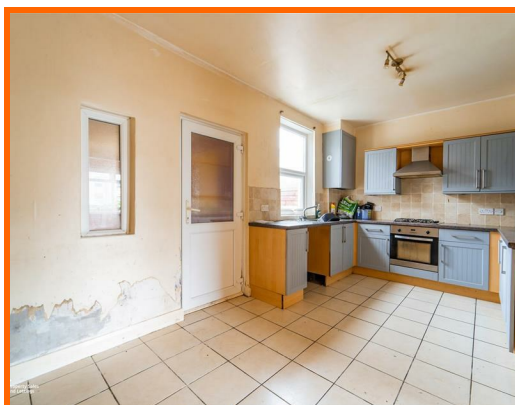
## THE PERFECT PROPERTY FOR AN EXPECTING OR EXPANDING FAMILY!

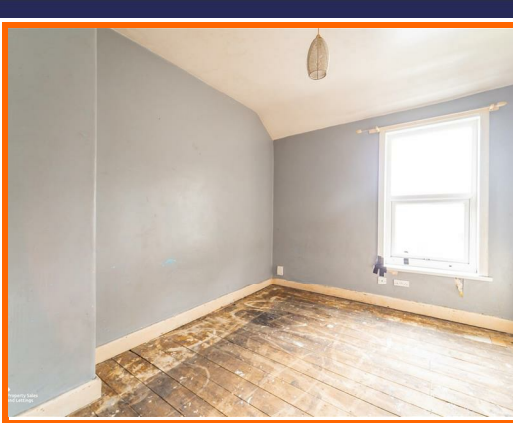
Welcome to Maylands Square, Morecambe - a charming location for this delightful mid-terrace house. This property boasts two reception rooms and three cosy bedrooms, making it perfect for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by the spacious reception rooms, offering plenty of space for relaxation or hosting gatherings. The well-equipped kitchen diner is a highlight of this home, featuring an oven, hob, and sink - ideal for preparing delicious family meals or entertaining friends.

The open-plan design of the kitchen allows for easy socializing while cooking, making it a hub for family activities. The versatile layout of this house provides flexibility for various living arrangements, ensuring comfort and convenience for all residents.

Located in a desirable area, this property is not just a house, but a place where cherished memories can be made. Don't miss the opportunity to make this house your home in the heart of Morecambe.





## Ground Floor

### Hall

4.32m x 0.89m (14'2 x 2'11)

UPVC entrance door, central heating radiator, smoke detector, stairs to first floor and door to reception room.

### Reception Room One

4.32m x 4.11m (14'2 x 13'6)

UPVC double glazed window, central heating radiator, electric fire with wood surround and mantle, laminate flooring and door to kitchen.

### Kitchen

5.11m x 2.90m (16'9 x 9'6)

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, tiled splash back, under stairs storage, tiled floor and door to reception room two.

### Reception Room Two

4.67m x 2.54m (15'4 x 8'4)

Window and door to rear.

## First Floor

### Landing

2.39m x 2.18m (7'10 x 7'2)

Loft access, smoke detector and doors to three bedrooms and bathroom.

### Bedroom One

3.68m x 3.20m (12'1 x 10'6)

UPVC double glazed window and central heating radiator.

### Bedroom Two

3.56m x 2.74m (11'8 x 9')

UPVC double glazed window and central heating radiator.

### Bedroom Three

2.51m x 2.26m (8'3 x 7'5)

UPVC double glazed window and central heating radiator.

### Bathroom

2.13m x 1.80m (7' x 5'11)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, extractor fan, part tiled elevations and tiled floor.

## External

### Front

Bedding areas and paving.

### Rear

Enclosed paved yard with gated access to rear.

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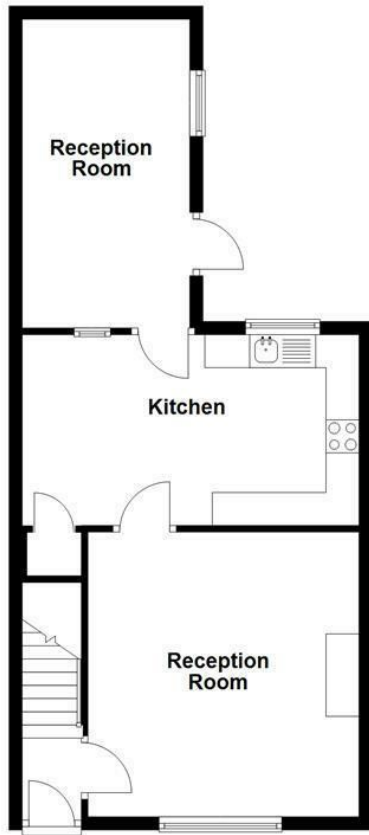
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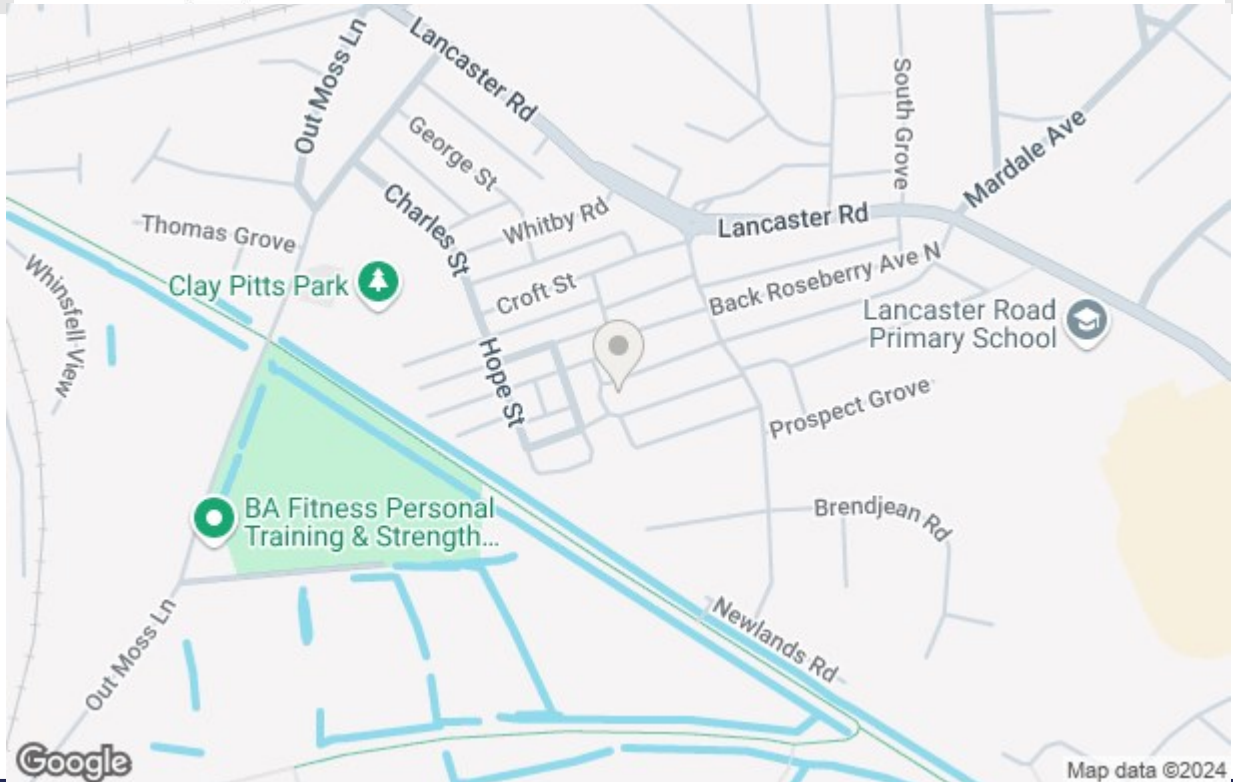
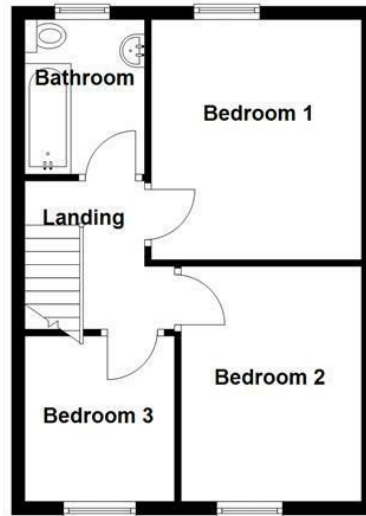
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# Take a nosey round

Ground Floor



First Floor



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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>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(65-81) <b>B</b>		
(55-64) <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>	EU Directive 2002/91/EC	