



1 Burlington Avenue,  
Morecambe, Lancashire,  
LA4 5XT.

1, Burlington Avenue, Morecambe

## *The property at a glance*

5  2  1 

- Detached Property
- Five Bedrooms
- Open Plan Kitchen Dining Room With Separate Utility Room
- Spacious Reception Room
- Two Bathrooms
- Extensive Gardens
- Off Road Parking
- Freehold
- Council Tax Band: E
- EPC Rating: D

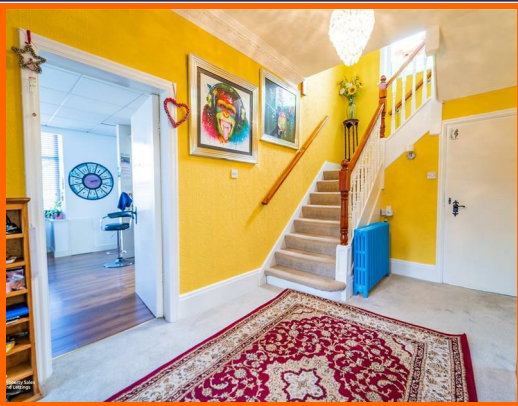


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# £430,000

# Get to know the property



## LARGE HOUSE AT THE CENTRE OF A LARGE PLOT PERFECT FOR YOU!

Nestled on Burlington Avenue in the picturesque town of Morecambe, this exquisite five-bedroom detached house is a true gem waiting to be discovered. As you step inside, you are greeted by the grandeur of high ceilings that create a sense of space and elegance throughout the property.

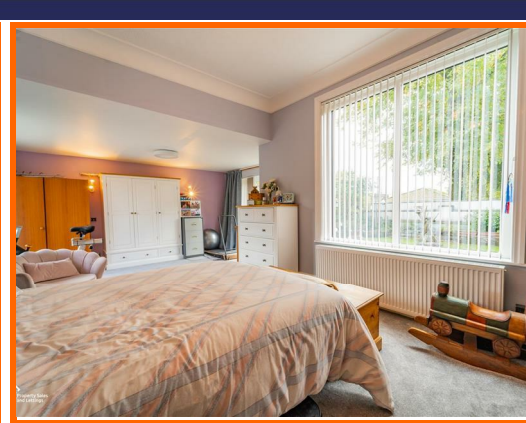
The interior of this home is a delightful blend of modern design and classic charm. The boldly painted walls not only add character but also infuse the space with a vibrant energy, making it a joy to come back to every day. The abundance of natural light that floods the house through well-placed windows further enhances the welcoming atmosphere.

With one reception room and two bathrooms, this property offers both comfort and convenience for everyday living. The five bedrooms are generously sized, each with its own unique touches that make them perfect for accommodating a growing family or hosting guests.

Located in a sought-after area, this home not only boasts a stylish interior but also provides easy access to all the amenities and attractions that Morecambe has to offer. Whether you're looking for a peaceful retreat by the seaside or a vibrant community to be a part of, this property ticks all the boxes.

Don't miss out on the opportunity to make this stunning detached house your own. Embrace the coastal lifestyle and create unforgettable memories in this charming seaside town.





## Ground Floor

### Vestibule

2.54m x 1.17m (8'4 x 3'10)

Hardwood entrance door, hardwood single glazed window and door to hall.

### Hall

4.27m x 2.54m (14' x 8'4)

Central heating radiator, cornice coving, stairs to first floor and doors to reception room, kitchen/dining room, bedroom one and WC.

### Reception Room

4.52m x 4.50m (14'10 x 14'9)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, four feature wall lights, gas fire with wood surround and mantle and TV point.

### Kitchen/Dining Room

6.17m x 3.56m (20'3 x 11'8)

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, laminate worktops, composite sink with draining board and mixer tap, integrated double oven in high rise unit, four ring induction hob, extractor hood, tiled splash back, integrated dishwasher, space for fridge freezer, hardwood floor and door to utility room.

### Utility Room

2.74m x 2.21m (9' x 7'3)

UPVC double glazed window, plumbing for washing machine, space for dryer, tiled floor and door to rear.

### WC

1.63m x 0.84m (5'4 x 2'9)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with traditional taps, PVC clad ceiling, tiled elevations and tiled floor.

### Bedroom One

7.16m x 4.90m (23'6 x 16'1)

UPVC double glazed window, central heating radiator, coving, sliding doors to side and sliding doors to rear.

## First Floor

### Landing

3.91m x 3.56m (12'10 x 11'8)

UPVC double glazed frosted window, loft access, cornice coving, smoke detector and doors to four bedrooms, bathroom and shower room.

### Bedroom Two

4.55m x 4.52m (14'11 x 14'10)

UPVC double glazed windows, central heating radiator, coving and fitted storage.

### Bedroom Three

3.66m x 3.48m (12' x 11'5)

UPVC double glazed window, central heated radiator, picture rail and coving.

### Bedroom Four

3.81m x 3.45m (12'6 x 11'4)

UPVC double glazed window, central heating radiator and cornice coving.

### Bedroom Five

2.54m x 2.36m (8'4 x 7'9)

UPVC double glazed window, central heating radiator, picture rail and cornice coving.

### Bathroom

2.69m x 2.51m (8'10 x 8'3)

UPVC double glazed frosted window, central heated towel rail, low level WC, vanity top wash basin with mixer tap, freestanding double bath with mixer tap and rinse head, storage cupboard, PVC clad ceiling and tiled floor.

### Shower Room

1.68m x 0.84m (5'6 x 2'9)

Direct feed rainfall shower with rinse head, PVC clad ceiling, PVC clad elevations and tiled floor.

## External

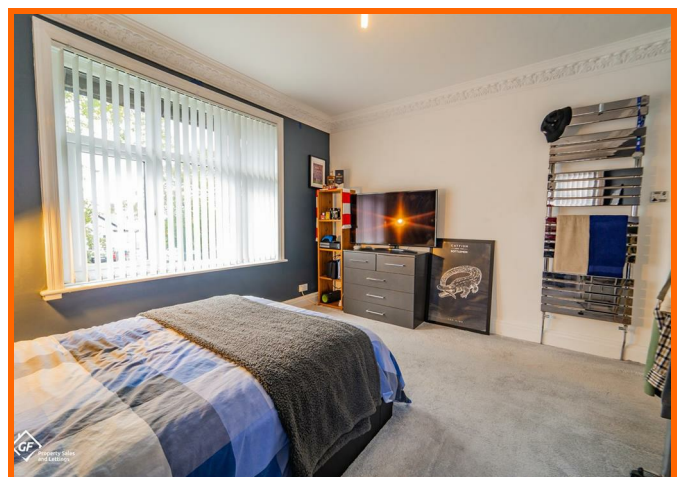
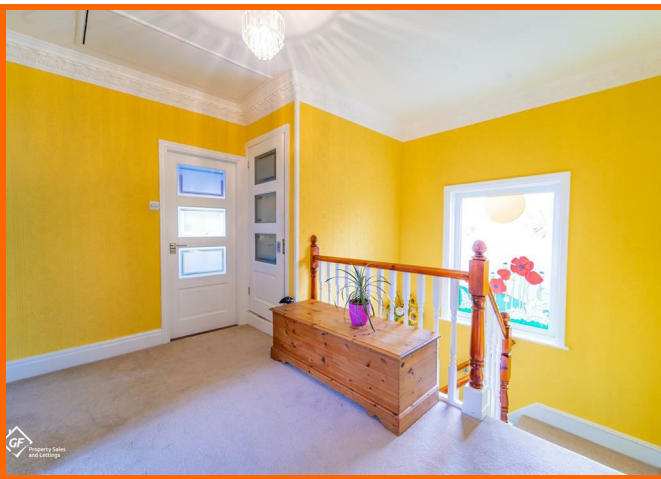
### Front

Laid to lawn, bedding areas, mature shrubs pergola, paved seating area and driveway for off road parking.

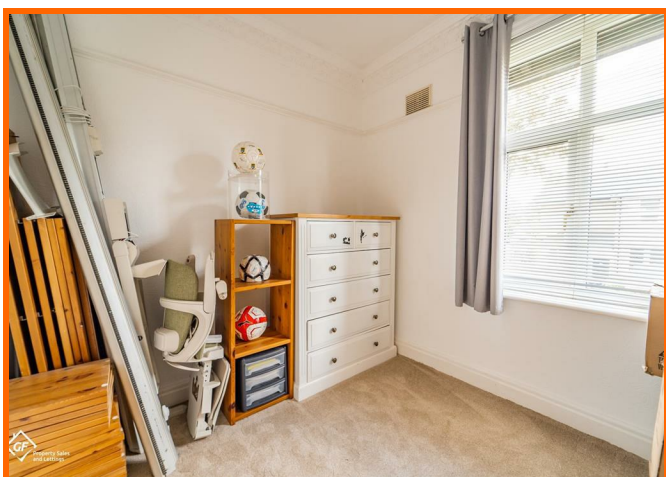
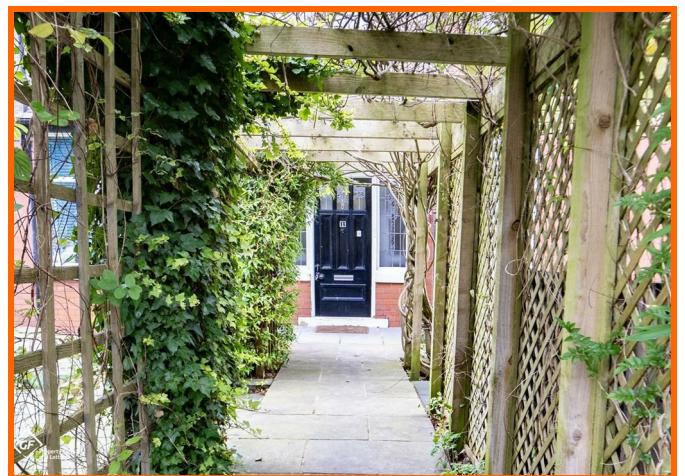
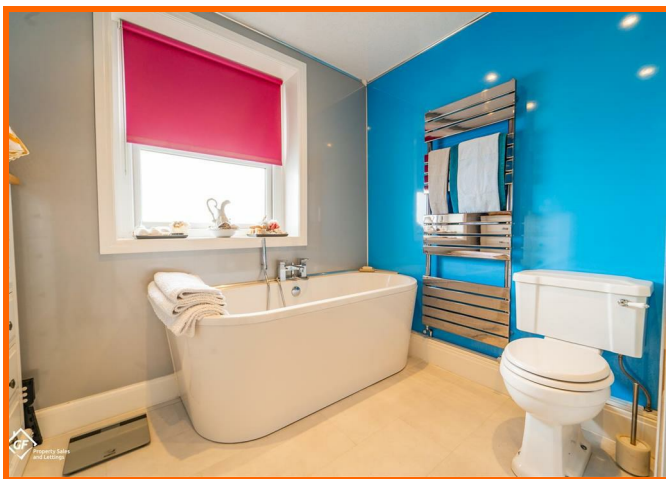
### Rear

Paved patio

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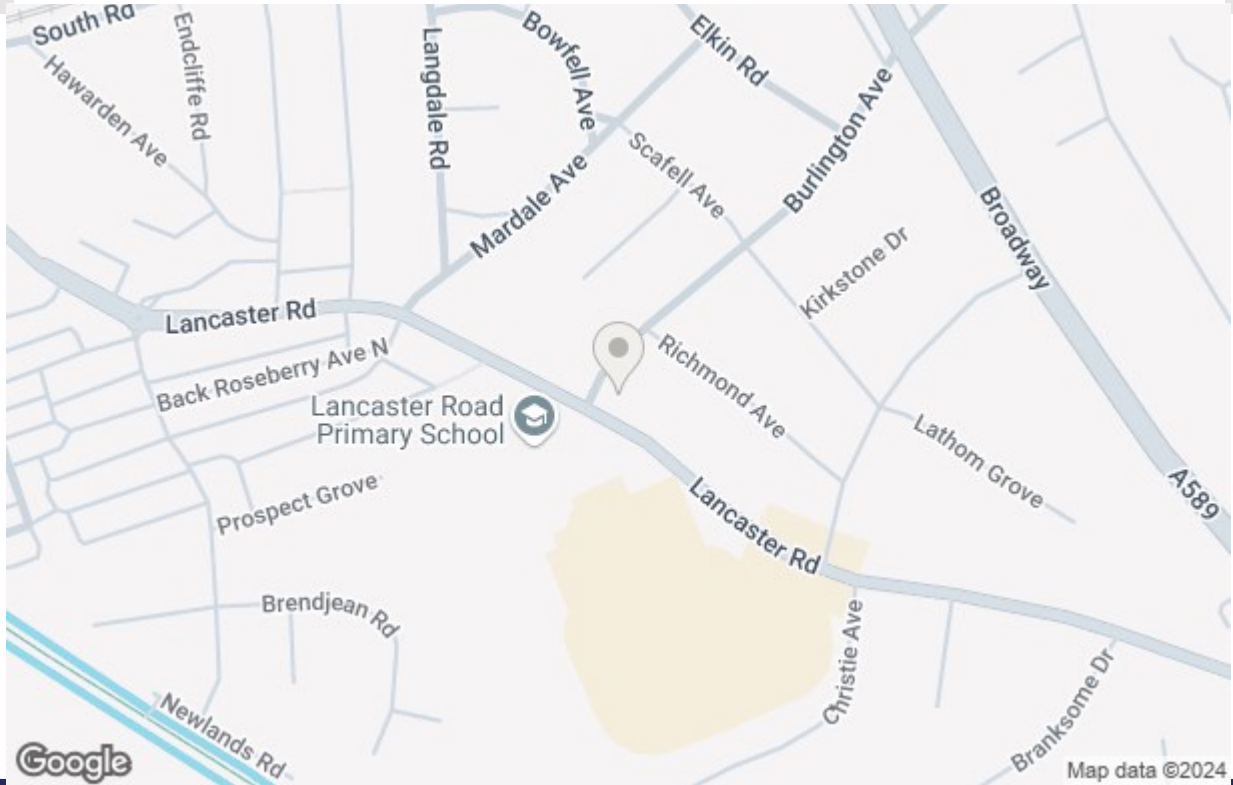
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# Take a nosey round



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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>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(65-80) <b>C</b>				(65-80) <b>C</b>			
(55-64) <b>D</b>				(55-64) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
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	

Energy Efficiency Rating: Current 63, Potential 74  
Environmental Impact (CO<sub>2</sub>) Rating: Current C, Potential B