



44 Morecambe Road,
Morecambe, LA3 3AD

44, Morecambe Road, Morecambe

The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Modern Fitted Kitchen With Range Of Appliances
- Two Spacious Reception Rooms
- Four Piece Family Bathroom
- Extensive Garden Areas
- Off Road Parking And Garage
- Freehold
- Council Tax Band: D
- EPC Rating: C



Get in touch today

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

£415,000

Get to know the property



THE PERFECT HOME FOR AN EXPANDING FAMILY!

Nestled on Morecambe Road in the charming town of Morecambe, this impressive 3-bedroom semi-detached house is a true gem waiting to be discovered. As you step inside, you'll be greeted by not one, but two inviting reception rooms, offering plenty of space for entertaining or simply unwinding after a long day.

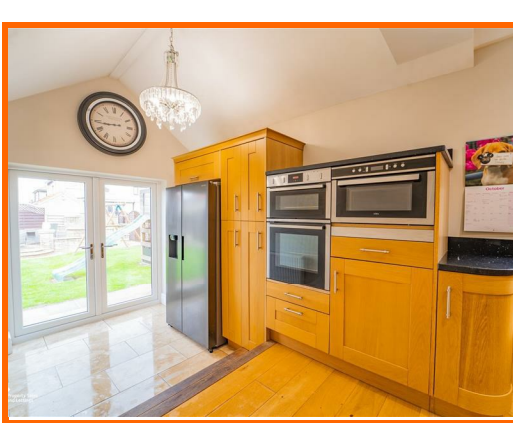
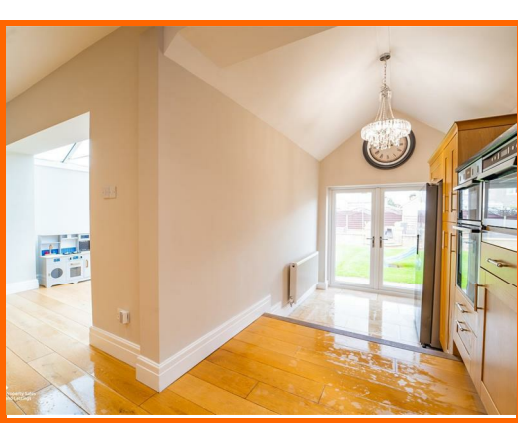
The heart of this home lies in its expansive kitchen area, a hub perfect for hosting lively gatherings with friends and loved ones. Imagine the laughter and delicious aromas that will fill this space as you create lasting memories.

Venture outside, and you'll find a spacious front garden and a driveway with ample room for multiple vehicles, ensuring parking is never a hassle. But the real highlight is the beautifully renovated patio area in the large rear garden - an idyllic spot for basking in the sun or enjoying a morning coffee in peace.

Each of the three bedrooms in this property is generously proportioned, offering ample living space for a growing family or those in need of a home office or hobby room. The layout is thoughtfully designed to cater to your every need, making this house a true sanctuary to call your own.

Situated in a sought-after neighbourhood, this home strikes the perfect balance between outdoor space and modern comforts, promising a lifestyle of convenience and tranquillity. Don't miss the opportunity to make this property your own and start creating a lifetime of cherished moments in this wonderful abode.





Ground Floor

Vestibule

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

Composite entrance door, two UPVC double glazed frosted windows, spotlights, storage, tiled floor and door to hall.

Hall

4.65m x 2.44m (15'3 x 8')

Two UPVC double glazed windows, central heating radiator, smoke detector, spotlights, hardwood floor, stairs to first floor and doors to two reception rooms and WC.

Reception Room One

4.22m x 4.01m (13'10 x 13'2)

UPVC double glazed bay window, central heating radiator, TV point and gas fire in cast iron surround and decorative mantle.

Reception Room Two

4.17m x 4.01m (13'8 x 13'2)

Central heating radiator, spotlights, TV point, hardwood floor and open access to kitchen and conservatory.

Conservatory

3.30m x 2.95m (10'10 x 9'8)

UPVC double glazed windows, central heating radiator, hardwood floor and French doors to rear.

Kitchen

6.48m x 2.29m (21'3 x 7'6)

UPVC double glazed window, central heating radiator, spotlights, range of wall and base units, quartz worktops, one and half bowl inset stainless steel sink with mixer tap and draining ridges, integrated double oven in high rise unit, integrated microwave, four ring induction hob, extractor hood, quartz splash back, space for fridge freezer, part hardwood and part tiled flooring and UPVC French doors to rear.

WC

1.42m x 0.84m (4'8 x 2'9)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, extractor fan, tiled elevations and tiled floor.

First Floor

Landing

2.59m x 2.39m (8'6 x 7'10)

UPVC double glazed frosted window, loft access, smoke detector, spotlights and doors to three bedrooms and bathroom.

Bedroom One

4.22m x 4.01m (13'10 x 13'2)

UPVC double glazed bay window, central heating radiator, TV point and fitted wardrobes.

Bedroom Two

4.22m x 4.01m (13'10 x 13'2)

UPVC double glazed window, central heating radiator and TV point.

Bedroom Three

2.72m x 2.39m (8'11 x 7'10)

UPVC double glazed window and central heating radiator.

Bathroom

3.02m x 2.39m (9'11 x 7'10)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, double freestanding bath with mixer tap and rinse head, direct feed walk in rainfall shower with rinse head, extractor fan, tiled elevations and laminate flooring.

External

Front

Laid to lawn, decorative block paved driveway leading to garage.

Garage

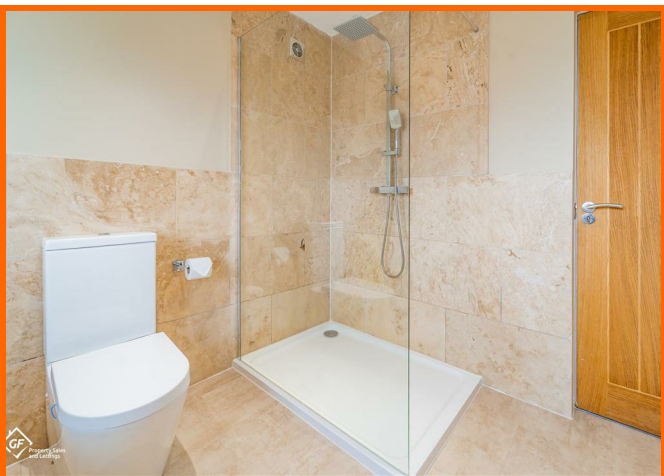
5.61m x 2.69m (18'5 x 8'10)

Electric up and over door.

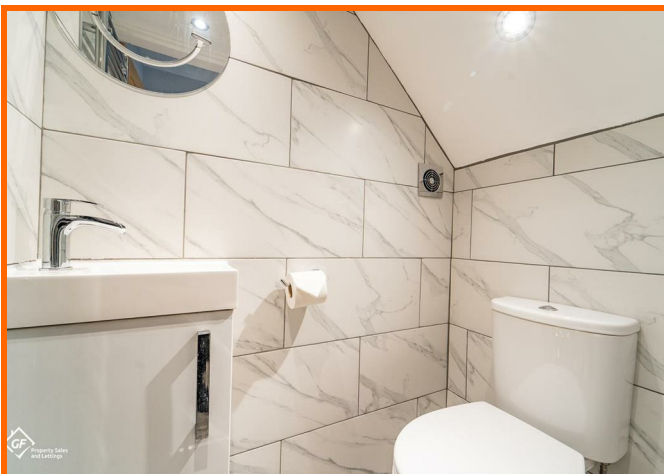
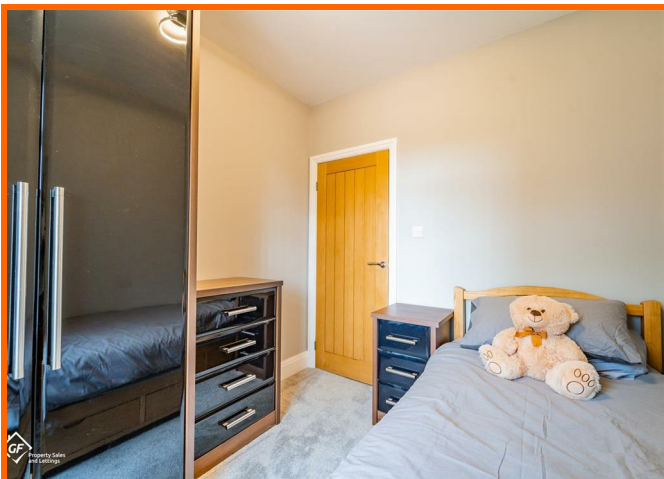
Rear

Laid to lawn, elevated Indian stone patio and raised bedding area with water feature.

44 Morecambe Road, Morecambe, LA3 3AD



44 Morecambe Road, Morecambe, LA3 3AD



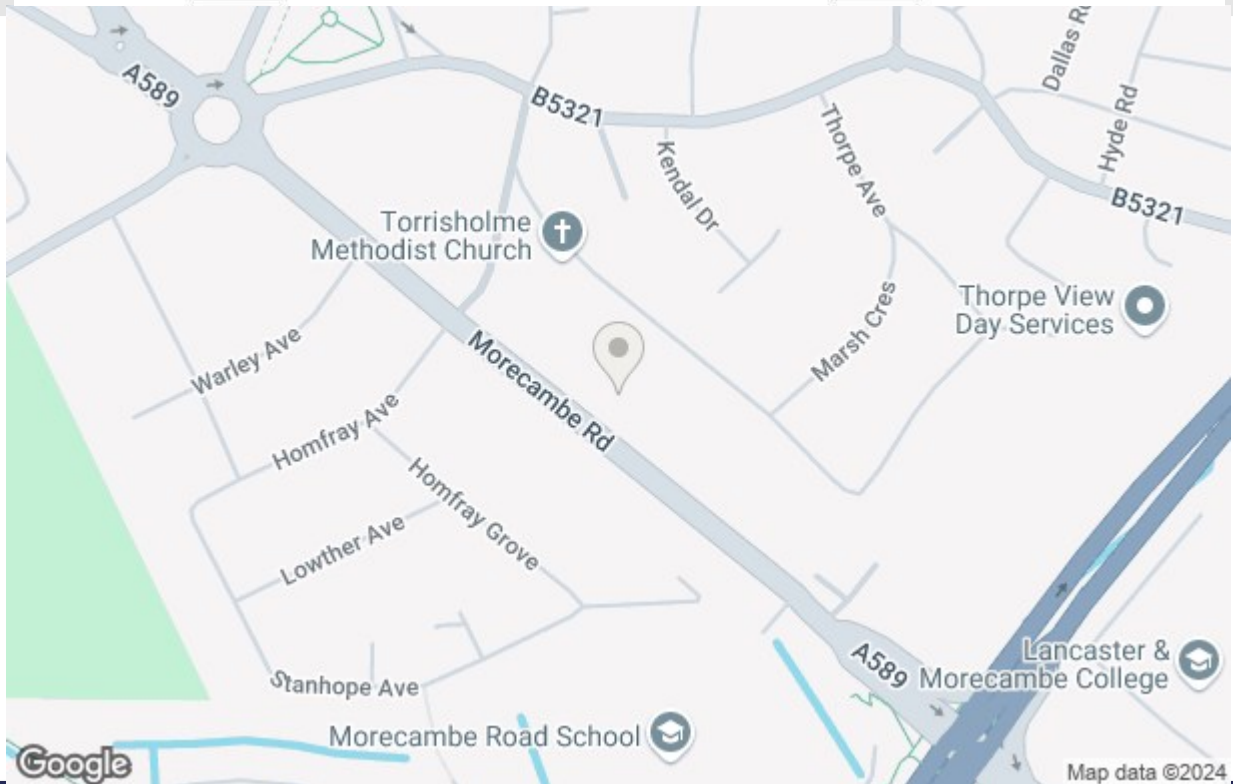
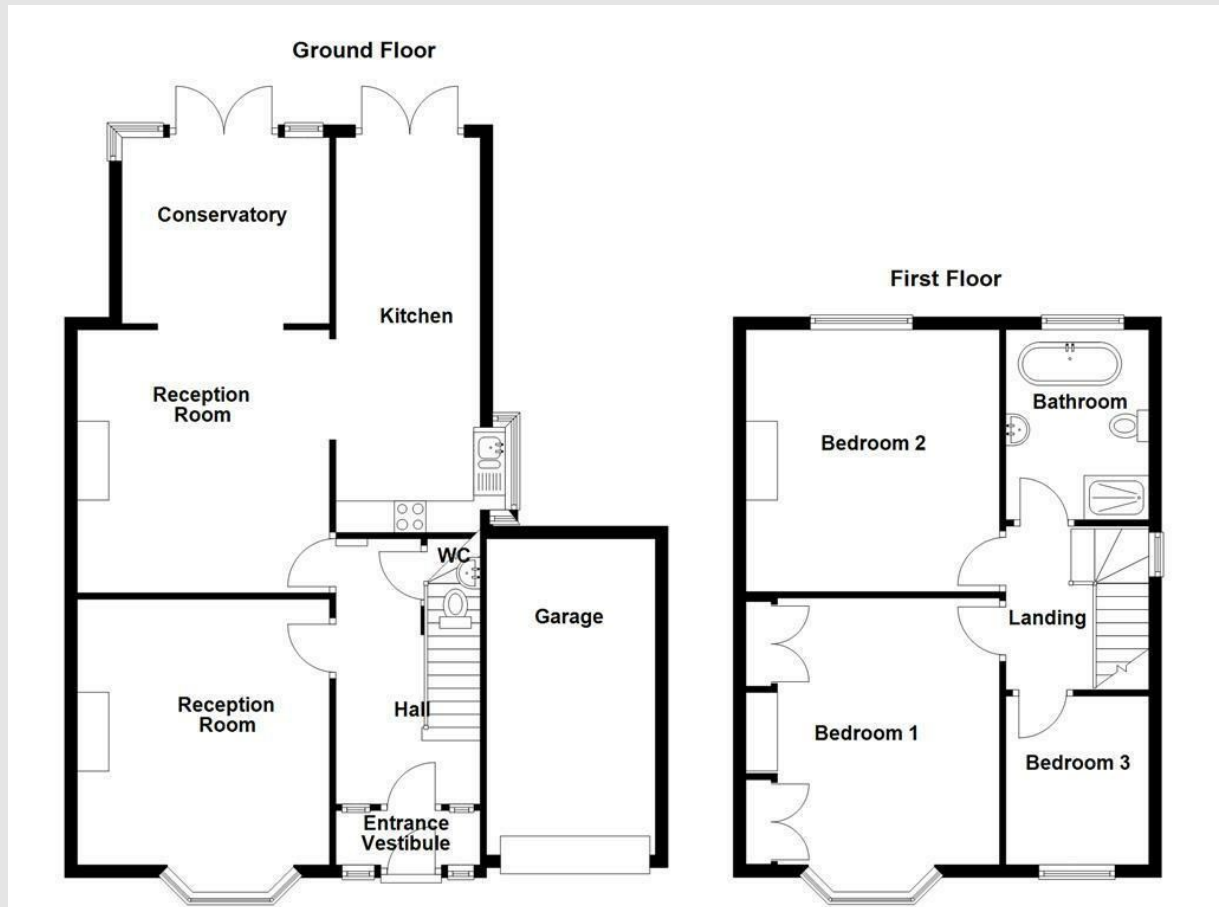
Get in touch today

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(65-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	70		79
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(45-60) C</p> <p>(35-44) D</p> <p>(29-34) E</p> <p>(21-34) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	