



17 Anstable Road,  
Morecambe, LA4 6TQ

17, Anstable Road, Morecambe

## *The property at a glance*



- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen And Separate Utility Room
- Three Piece Family Bathroom
- Neutral Decorated Reception Room
- Corner Plot
- Off Road Parking And Garage
- Freehold
- Council Tax Band: B
- EPC Rating: D



Get in touch today

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# £250,000

# Get to know the property



## BEAUTIFUL BUNGALOW IDEAL FOR DOWNSIZING!

Nestled on Anstable Road in the charming town of Morecambe, this delightful 3-bedroom semi-detached bungalow built in 1965 is a true gem waiting to be discovered.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts three well-sized bedrooms, offering ample living space for families or visitors seeking a peaceful retreat.

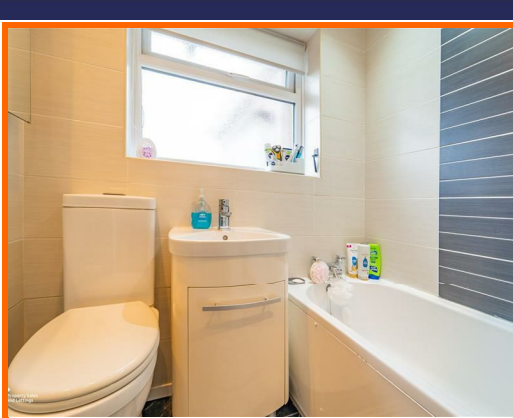
One of the highlights of this property is the spacious back garden, ideal for outdoor activities and moments of relaxation. Imagine enjoying a cup of tea in the morning sun or hosting a barbecue with friends on a lazy Sunday afternoon.

For those in need of extra storage space or secure parking, the convenient garage is a valuable addition to this lovely home. Additionally, the newly added extension serves as a functional utility room, providing extra space for laundry and household tasks, making daily chores a breeze.

Situated in a tranquil neighbourhood, this bungalow combines comfort with practicality, offering a serene environment for you to call home. Don't miss the opportunity to make this charming property your own and create lasting memories in this peaceful corner of Morecambe.







## Ground Floor

### Utility Room

3.71m x 3.12m (12'2 x 10'3)

UPVC double glazed entrance door, two UPVC double glazed windows, central heating radiator, plumbing for washing machine, space for dryer, laminate worktop, boiler, TV point, tiled floor, open access to kitchen and UPVC double glazed door to rear.

### Kitchen

4.88m x 2.79m (16' x 9'2)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktop, space for fridge freezer, space for freestanding cooker, stainless steel sink with draining board and mixer tap, tiled splash back, laminate floor open access to inner hall and door to reception room.

### Reception Room

4.24m x 3.63m (13'11 x 11'11)

UPVC double glazed bay window, central heating radiator, coving, wall mounted electric fire and TV point.

### Inner Hall

1.80m x 0.86m (5'11 x 2'10)

Loft access, stairs to first floor and doors to two bedrooms and bathroom.

### Bedroom One

3.81m x 3.02m (12'6 x 9'11)

UPVC double glazed window, central heating radiator, storage, TV point and UPVC door to rear.

### Bedroom Two

3.35m x 2.69m (11' x 8'10)

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

### Bathroom

1.78m x 1.57m (5'10 x 5'2)

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

## First Floor

### Bedroom Three

4.83m x 3.25m (15'10 x 10'8)

Velux window, electric radiator, storage and wood panel elevations.

## External

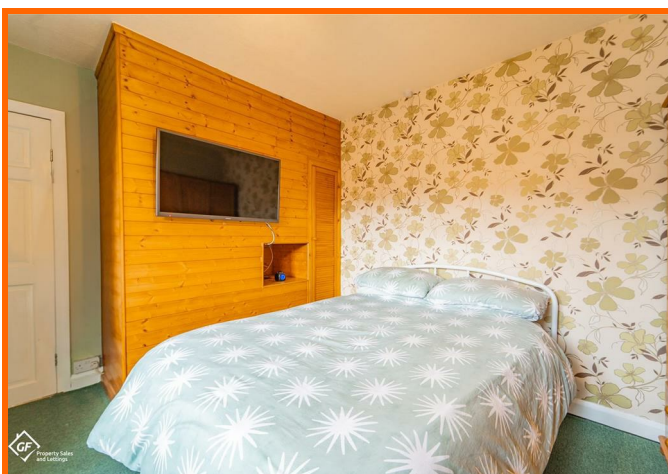
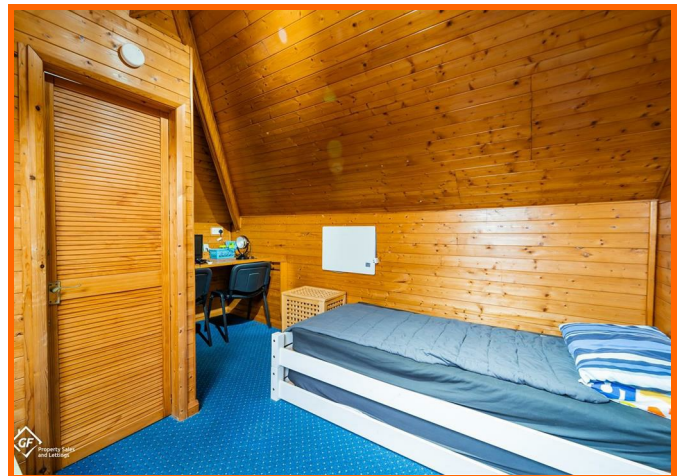
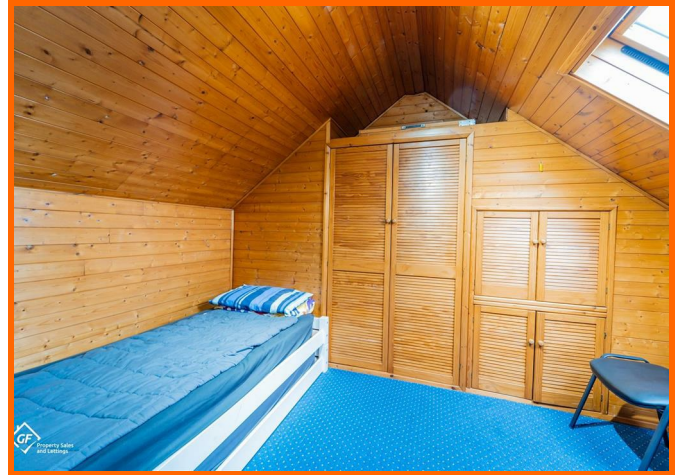
### Front

Block paving and bedding areas.

### Rear

Block paved drive leading to single garage.

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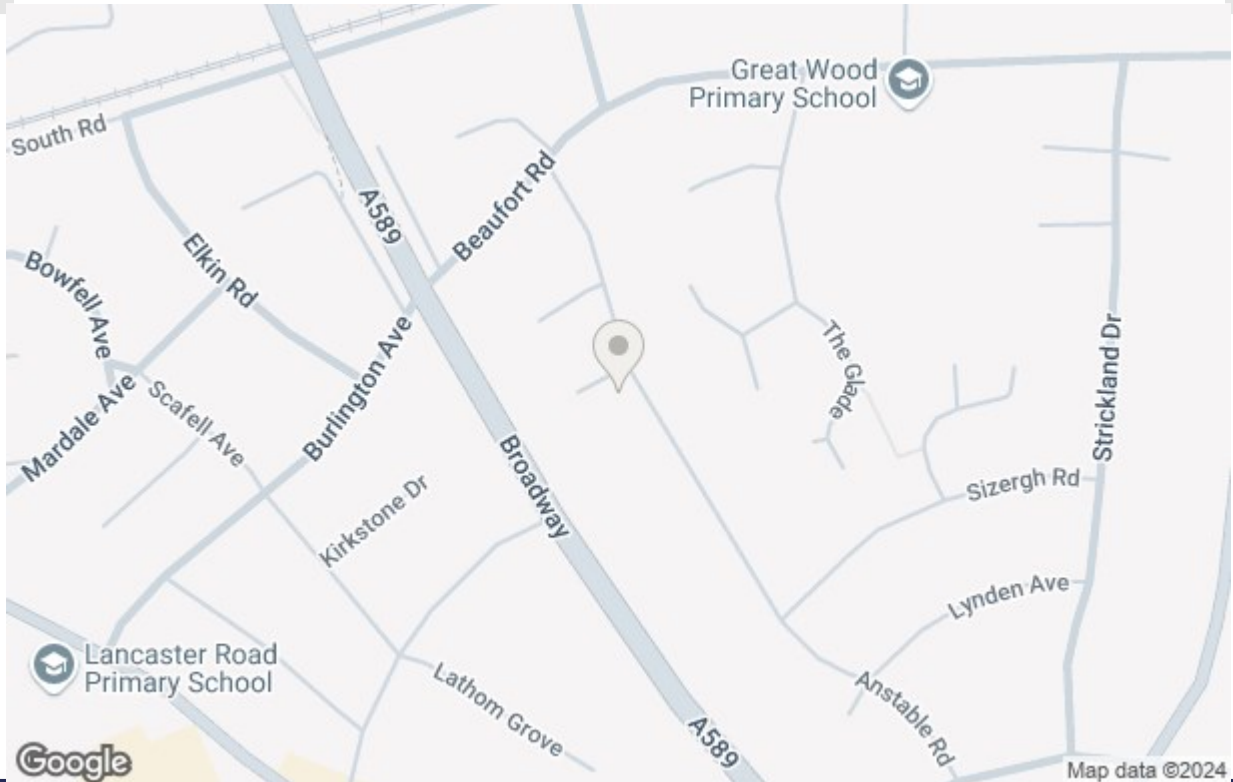
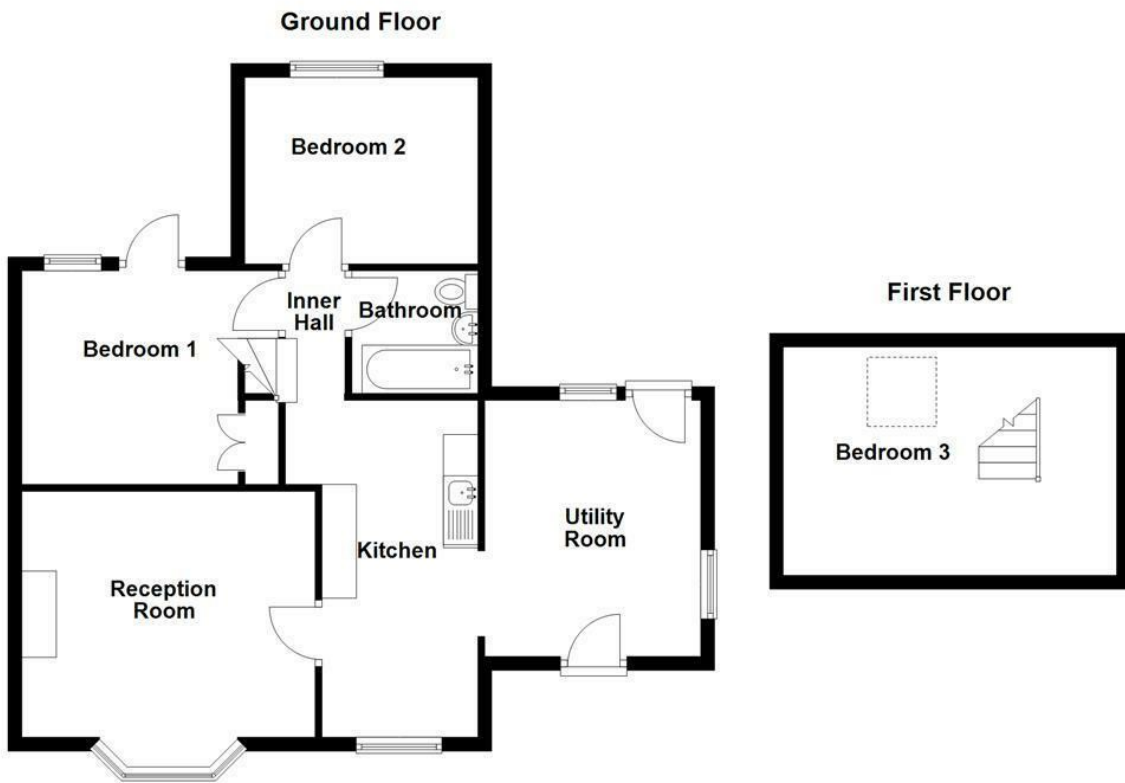
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>				<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

