



24 Victoria Parade,
Morecambe, LA4 5NY

24, Victoria Parade, Morecambe

The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Open Plan Living
- Fitted Kitchen
- Three Piece Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band: C
- EPC Rating: D



Get in touch today

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

£199,000

Get to know the property



A FANTASTIC HOME READY FOR YOU TO COME AND MAKE IT YOUR OWN!

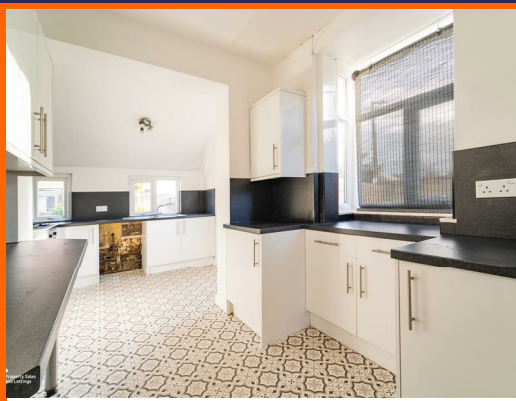
Nestled on Victoria Parade in the picturesque town of Morecambe, this delightful three-bedroom semi-detached house built in 1935 is a true gem waiting to be discovered. As you step inside, you are greeted by a charming open-plan first floor that effortlessly connects two reception rooms with the hallway, creating a warm and inviting living space that is perfect for relaxing or entertaining guests.

With a generous outdoor area, this property offers ample space for children and pets to play freely while you enjoy the fresh coastal air. The thoughtfully designed layout seamlessly leads to the kitchen, making it a breeze to whip up delicious meals while still being part of the conversation.

Upstairs, you'll find spacious bedrooms that provide both comfort and flexibility, ideal for growing families or those in need of a little extra space. The property's 1,442 sq ft size ensures that there is plenty of room for everyone to spread out and make themselves at home.

Situated in a welcoming neighbourhood, this home offers easy access to local amenities, schools, and transport links, making it an excellent choice for families looking for convenience and community spirit. Don't miss out on the opportunity to make this charming end terrace house your new home sweet home in Morecambe.





Ground Floor

Porch

2.62m x 0.91m (8'7" x 3')

UPVC entrance door, UPVC double glazed windows and door to hall.

Hall

4.88m x 2.18m (16' x 7'2")

UPVC double glazed window, central heating radiator, coving, smoke detector, under stairs storage, wood effect flooring, stairs to first floor, door to kitchen and open access to two reception rooms.

Reception Room One

3.63m x 3.63m (11'11" x 11'11")

UPVC double glazed bay window, coving, wood effect flooring and open access to reception room two.

Reception Room Two

3.96m x 3.63m (13' x 11'11")

UPVC double glazed window, central heating radiator, coving, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

5.33m x 2.18m (17'6" x 7'2")

Three UPVC double glazed windows, wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, boiler, tile effect flooring and UPVC double glazed door to rear.

First Floor

Landing

3.23m x 2.16m (10'7" x 7'1")

UPVC double glazed window, loft access, picture rail and doors to three bedrooms and bathroom.

Bedroom One

3.96m x 3.63m (13' x 11'11")

UPVC double glazed window, central heating radiator, fitted storage and picture rail.

Bedroom Two

3.68m x 3.66m (12'1" x 12')

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

Bedroom Three

2.41m x 2.18m (7'11" x 7'2")

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

Bathroom

2.74m x 2.18m (9' x 7'2")

Two UPVC double glazed frosted windows, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part wood panel elevations and wood effect flooring.

External

Front

Cobbled drive for off road parking.

Rear

Raised timber patio, gravel area, bedding areas, brick out building and gate access to side street.

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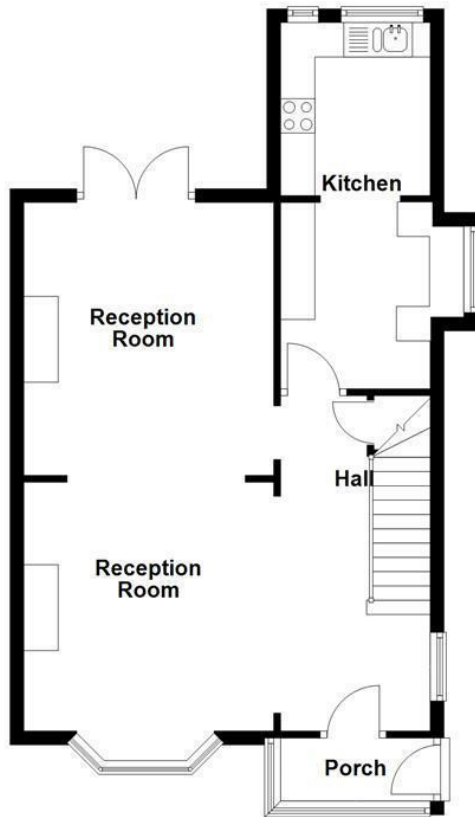


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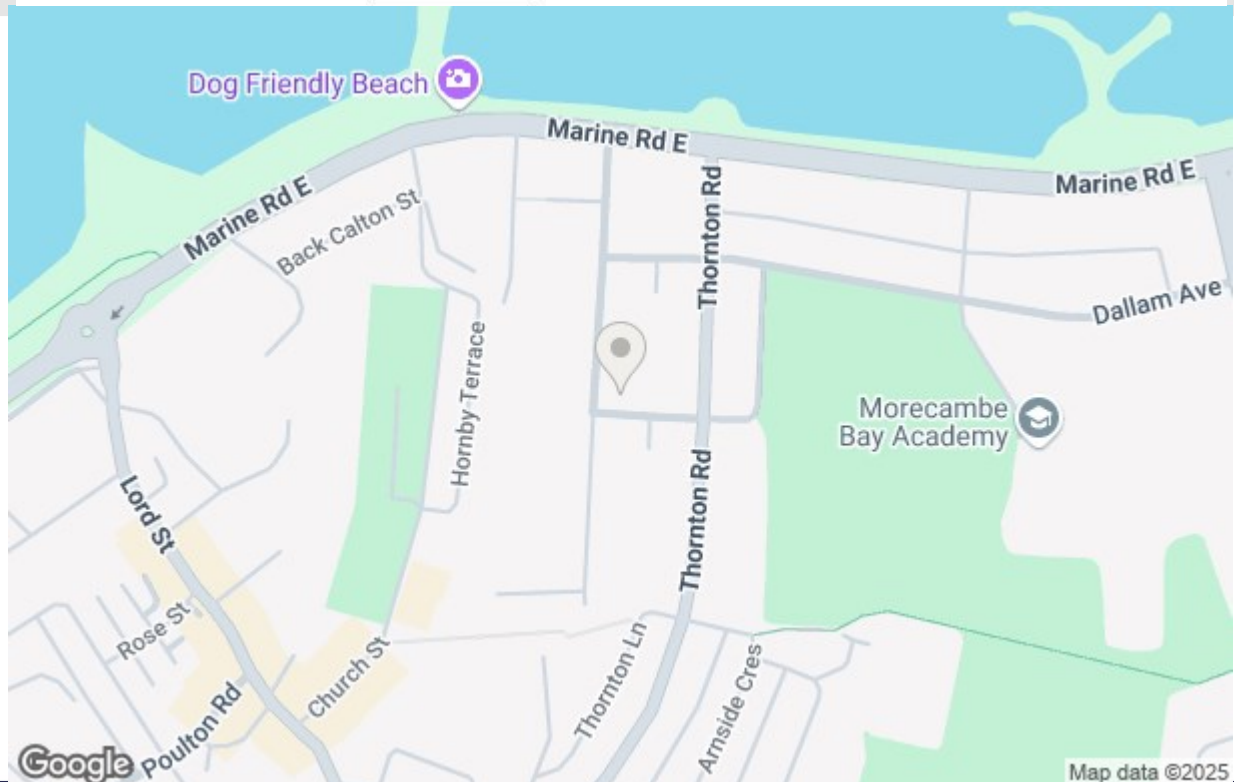
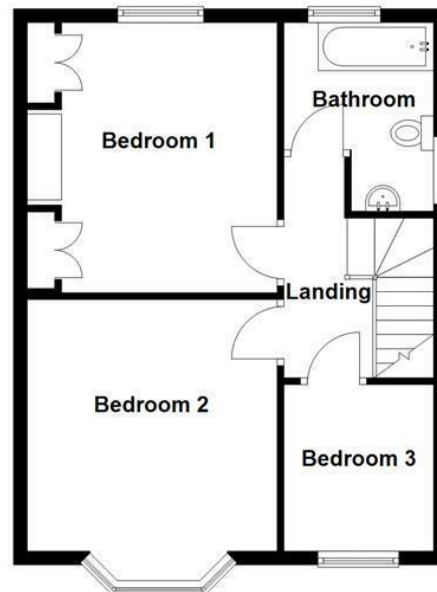
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		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>		<p>Very environmentally friendly - lower CO₂ emissions</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 environmentally friendly - higher CO₂ emissions</p>	
	83		
	66		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	