



10 Victoria Parade,
Morecambe, LA4 5NY

10, Victoria Parade, Morecambe

The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Four Piece Bathroom
- Enclosed Rear Garden
- Off Road Parking, EV Charge Point And Garage
- Freehold
- Council Tax Band: B
- EPC Rating: D

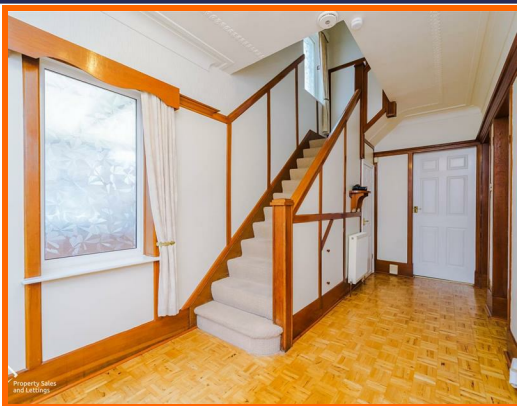


Get in touch today

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

£250,000

Get to know the property



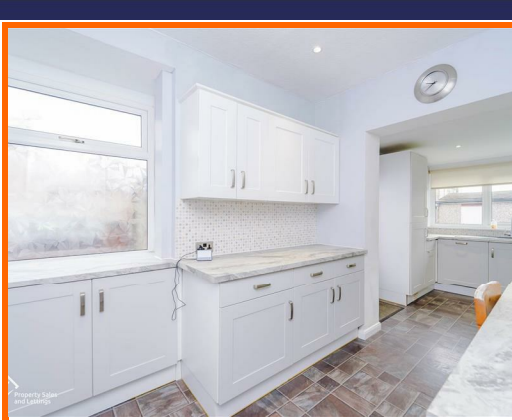
AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and no chain delay, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the desirable seaside town of Morecambe. A stones throw away from the promenade, this property boasts two living areas, contemporary fitted kitchen, detached garage and is a complete blank canvas for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Lancaster, Heysham and major motorway links. With off road parking, added car port and three generously sized bedrooms, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, contemporary fitted kitchen, WC and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a four piece family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and access on to a brick built shed and fantastic garage. The garage benefits from power and lighting, electric garage door and leads on to a workshop area. To the front of the property there is a laid to lawn garden with driveway, car port, electric charging point and electric gate.

For further information or to arrange a viewing please contact our office at your earliest convenience.





Ground Floor

Hall

5.13m x 2.26m (16'10 x 7'5)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, coving, picture rail, smoke alarm, under stairs storage, wood panel elevation, mosaic wood tiled floor, stairs to first floor and doors to two reception rooms, kitchen and WC.

Reception Room One

4.50m x 3.84m (14'9 x 12'7)

UPVC double glazed bow window, central heating radiator, coving, spotlights, dado rail, electric fire, granite effect hearth and surround, hardwood single glazed frosted double doors to reception room two.

Reception Room Two

4.39m x 3.84m (14'5 x 12'7)

UPVC double glazed window, central heating radiator, coving, electric fire, marble effect hearth and surround, feature wall lights and UPVC double glazed French doors to rear.

Kitchen

5.61m x 2.82m (18'5 x 9'3)

UPVC double glazed window, UPVC double glazed frosted box window, central heating radiator, spotlights, range of panel wall and base units, marble effect worktops, tiled splash back, one and half bowl composite sink with draining board and high spout mixer tap, integrated electric double oven, four ring gas hob, extractor hood, space for integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, breakfast bar, tiled effect vinyl flooring and UPVC double glazed frosted door to rear.

WC

1.52m x 0.79m (5' x 2'7)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap and mosaic tiled effect floor.

First Floor

Landing

2.57m x 2.29m (8'5 x 7'6)

UPVC double glazed frosted window, smoke alarm, dado rail and doors to three bedrooms and bathroom.

Bedroom One

4.37m x 3.84m (14'4 x 12'7)

UPVC double glazed bow window, central heating radiator, spotlights and feature wall light.

Bedroom Two

3.91m x 3.84m (12'10 x 12'7)

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

Bedroom Three

2.44m x 2.31m (8' x 7'7)

UPVC double glazed window and central heating radiator.

Bathroom

2.72m x 2.31m (8'11 x 7'7)

Two UPVC double glazed frosted window, heated towel rail, spotlights, low basin WC, pedestal wash basin with traditional taps, wood panel corner bath with integrated seating and mixer tap and rinse head, double corner feed shower enclosure, extractor fan, tiled elevation and mosaic tile effect lino flooring.

External

Front

Laid to lawn garden, bedding areas, block paved drive, electric gate, carport and EV charging point.

Rear

Enclosed laid to lawn garden, paving, mature shrubs, brick built shed and garage.

Brick Built Shed

2.84m x 1.17m (9'4 x 3'10)

Two UPVC double glazed windows, power, lighting, spotlights, laminate work surface, PVC clad ceiling and UPVC double glazed frosted door.

Garage

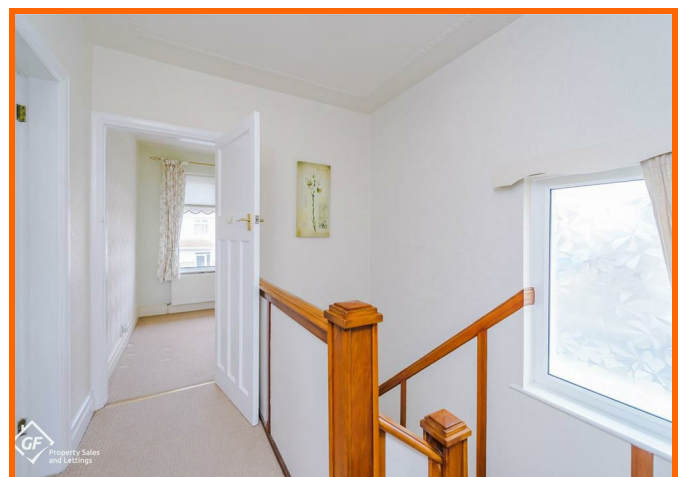
5.59m x 3.76m (18'4 x 12'4)

UPVC double glazed window, power, lighting, hardwood door to workshop and electric up and over door.

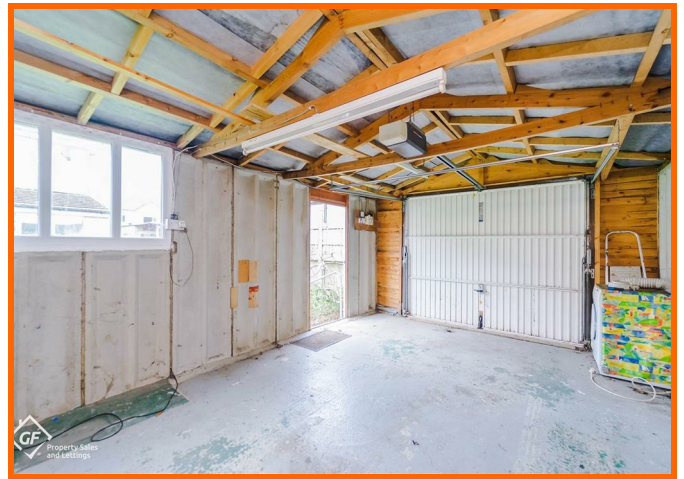
Workshop

3.76m x 2.92m (12'4 x 9'7)

10 Victoria Parade, Morecambe, LA4 5NY



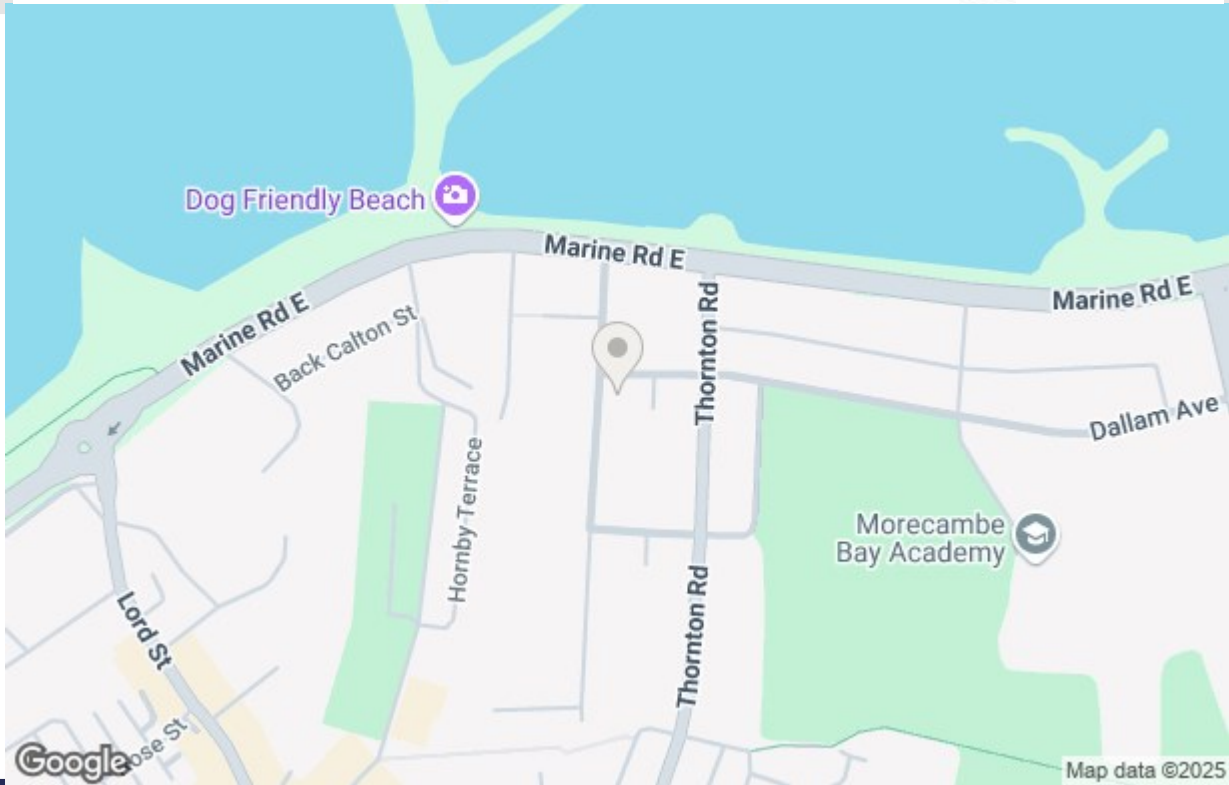
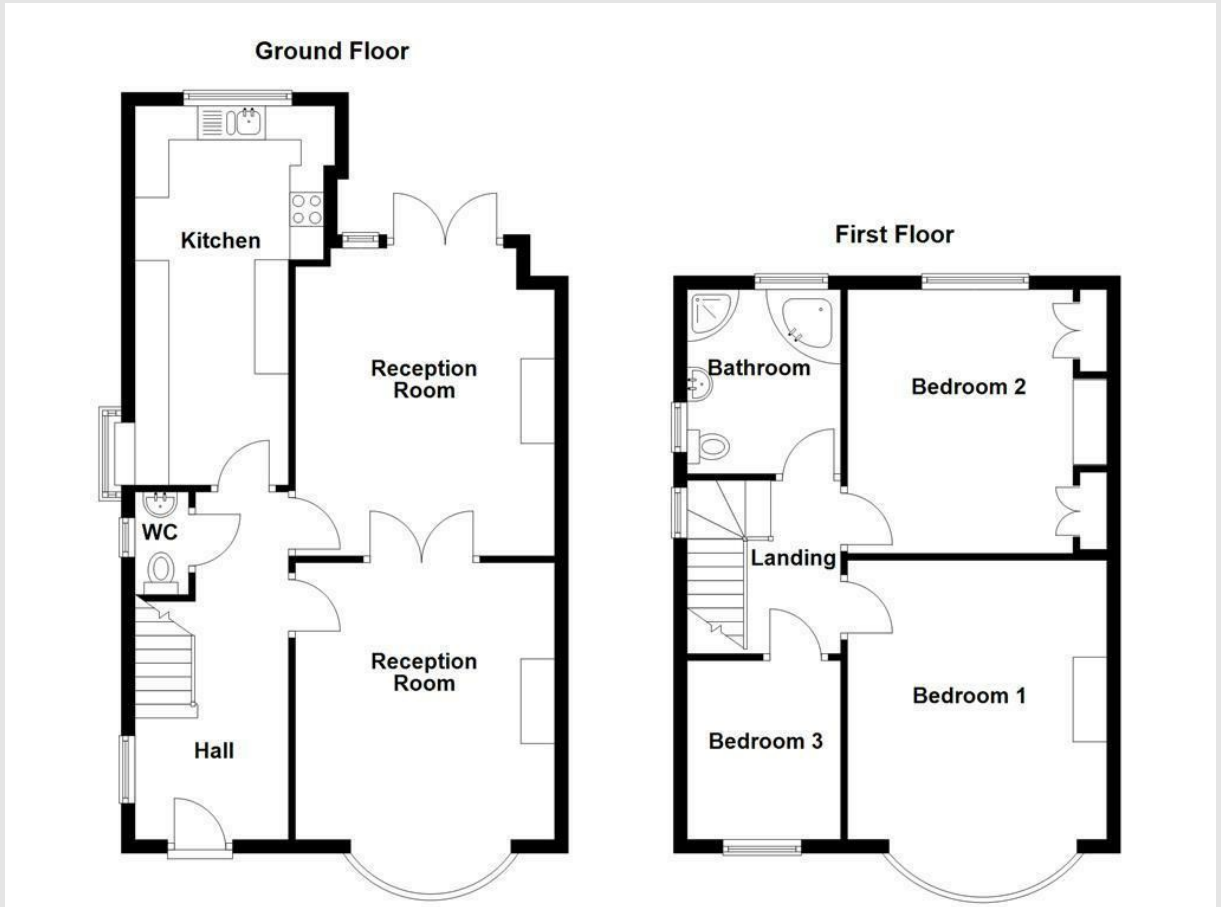
10 Victoria Parade, Morecambe, LA4 5NY



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(65-80) B			
(65-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	