



3 Acorn Gardens,  
Morecambe, LA3 3PG

3, Acorn Gardens, Morecambe

## ***The property at a glance***

2  1  1 

- Detached Bungalow
- 2 Bedrooms
- Lounge & Conservatory
- Kitchen & Bathroom
- 2 Garages
- Driveway & Gardens
- Cul-de-sac Location
- Tenure: Freehold
- Band: C
- EPC: C



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# **£220,000**

# Get to know the property



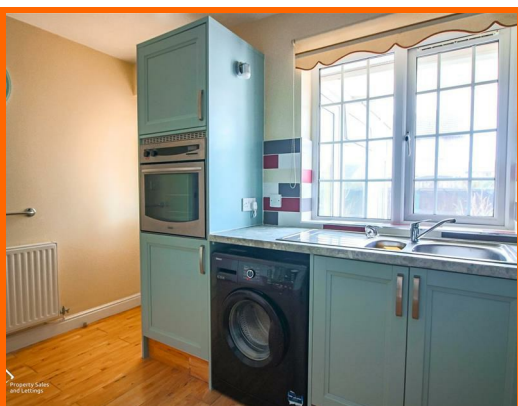
Nestled in the charming area of Acorn Gardens, Morecambe, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you will find a good-sized living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to ensure ease of movement throughout the home, making it particularly suitable for individuals with mobility needs, thanks to its disabled access features.

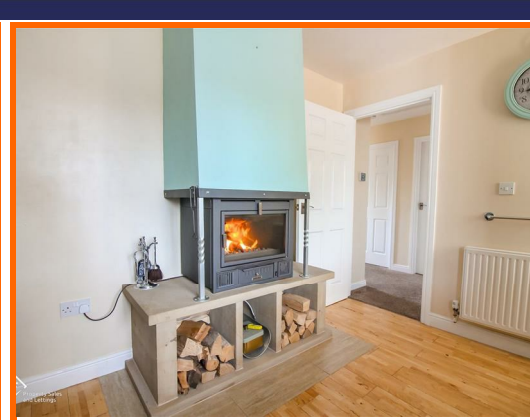
The bungalow boasts a well-maintained garden, providing a lovely outdoor space to enjoy the fresh air and sunshine. Additionally, the property includes a driveway with ample parking for up to four vehicles, along with two garages, offering plenty of storage options or space for hobbies.

One of the standout features of this property is the absence of any upward chain delay, allowing for a smooth and swift transition for the new owners. This is a rare opportunity to acquire a charming bungalow in a desirable location, making it a must-see for anyone looking to settle in Morecambe.

In summary, this detached bungalow in Acorn Gardens is a wonderful opportunity for those seeking a







comfortable and accessible home with generous parking and outdoor space. Don't miss your chance to view this lovely property.

### Hallway

Gas central heating radiator, loft hatch, doors to bedrooms 1 & 2, bathroom, living room and kitchen.

### Living Room

2 x Gas central heating radiators, UPVC double glazed box bay window, electric fire.

### Bedroom 1

Gas central heating radiator, UPVC double glazed window, built in cupboards.

### Bedroom 2

Spotlights, gas central heating radiator, UPVC double glazed window, built-in cupboards, television point.

### Bathroom

UPVC double glazed frosted window, gas central heating, low level WC, corner electric feed, shower, vanity wash basin with mixer tap, bath with mixer tap and over bath direct feed shower, laminate flooring.

### Kitchen

Gas central heating radiator, UPVC double glazed window, cast iron log burner with stone hearth and tile floor, wall and base units, laminate worktops, Worcester combi boiler, space for fridge, plumbing for washing machine, oven, 4 ring gas hob, 1.5 stainless steel sink with mixer tap and draining board, partially tiled walls, laminate flooring, door to conservatory.

### Conservatory

UPVC double glazed window, gas central heating radiator, pantry cupboard, television point. laminate floor, UPVC double glazed door to rear.

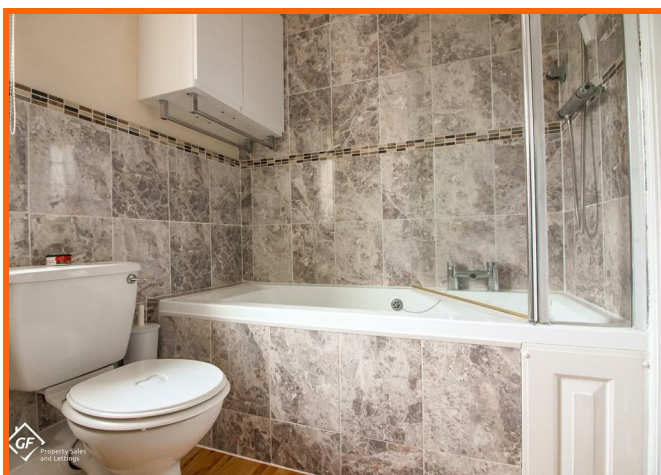
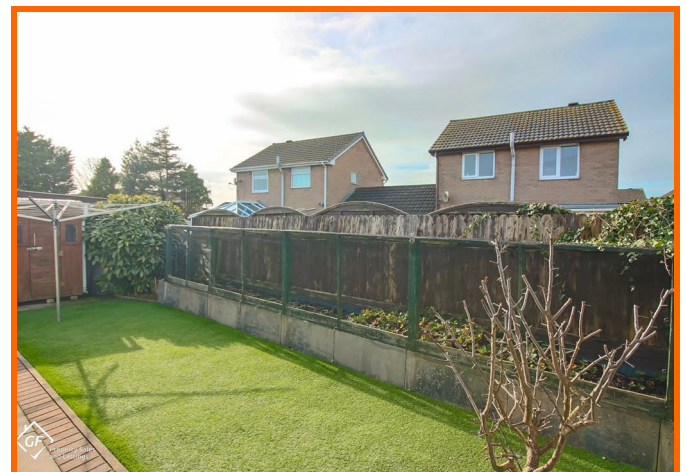
### Rear External

Faux laid lawn, border vegetable patch, paved bath, log store, shed.





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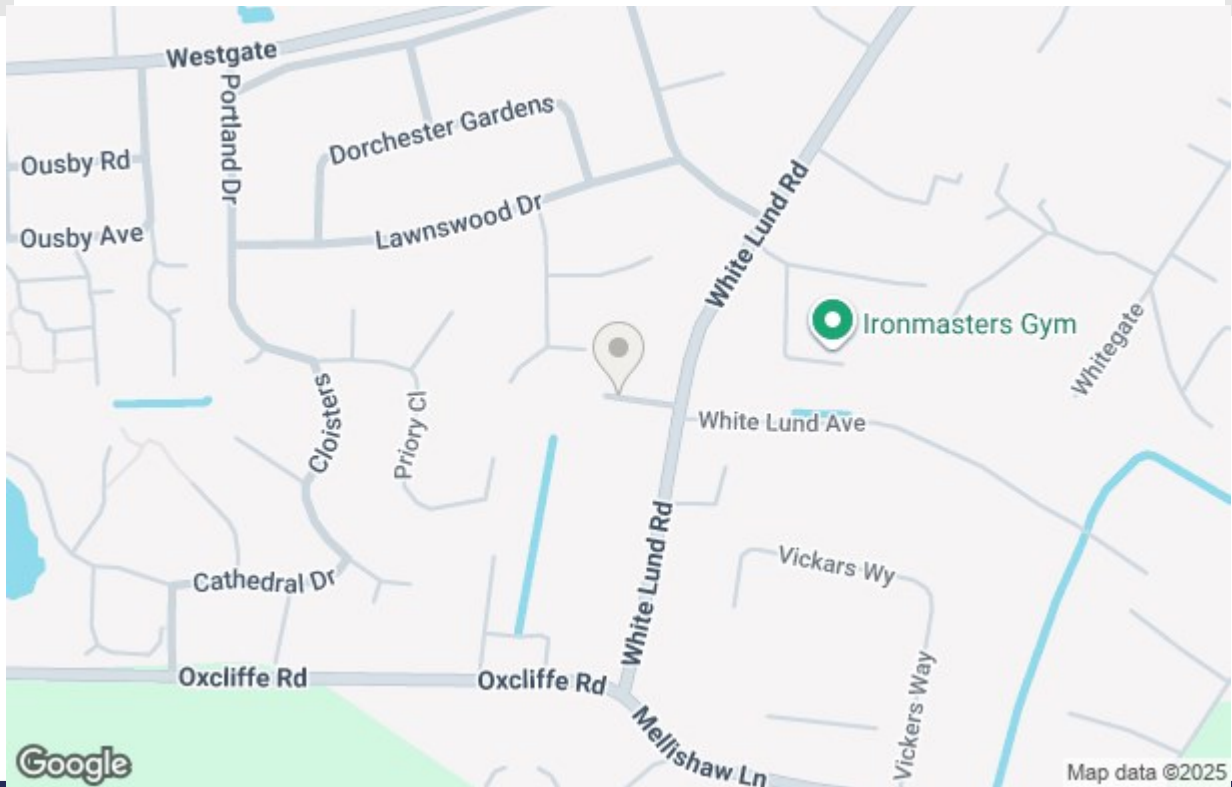


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# Take a nosey round



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

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