



23 Burlington Avenue,
Morecambe, LA4 5XN

23, Burlington Avenue, Morecambe

The property at a glance

3  2  2 

- Semi Detached Property with No Chain Delay!
- Fully Refurbished Throughout
- Open Plan Kitchen / Living Space
- Reception Room
- Utility & Ground Floor WC
- Family Bathroom
- Gardens, Driveway & Garage
- Band: C
- Tenure: Freehold
- EPC: C

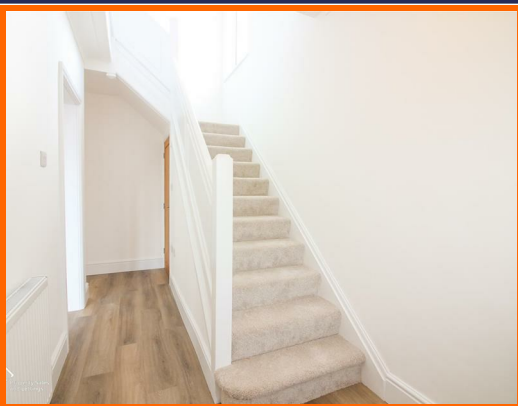


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01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£310,000

Get to know the property

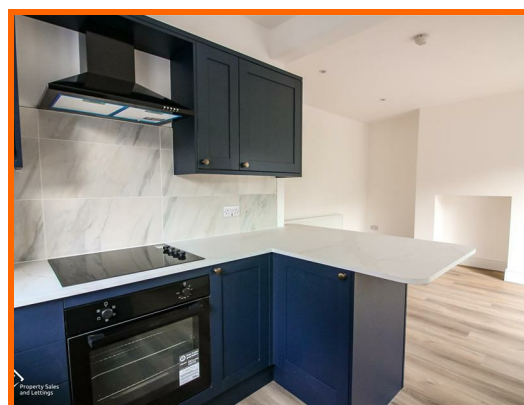
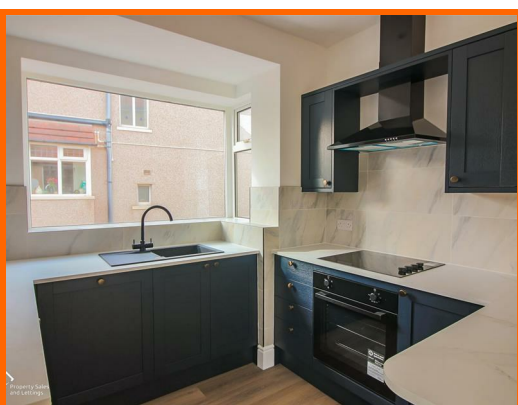


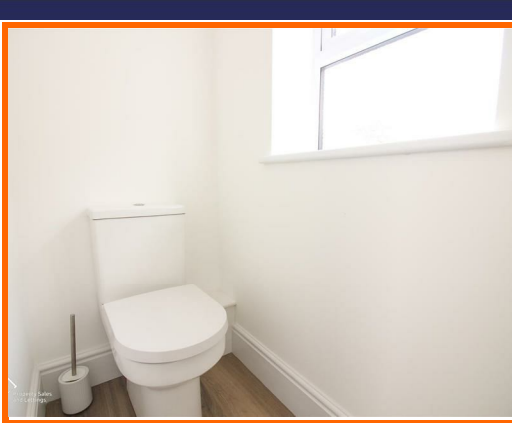
Nestled in the desirable area of Burlington Avenue, Morecambe, this fully refurbished semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,227 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The open plan kitchen and living space is a standout feature, providing a contemporary environment that is both functional and stylish.

The home comprises three well-proportioned bedrooms, ensuring ample space for family or guests. A thoughtfully designed four-piece family bathroom adds to the convenience of this lovely residence. The spacious hallway, complete with storage, enhances the overall functionality of the home, while a utility room and ground floor WC provide additional practicality.

Outside, the property features low maintenance gardens, perfect for those who prefer to spend their time enjoying the outdoors rather than tending to it. The driveway accommodates parking for two vehicles, and a detached garage offers further storage options or potential for a workshop.

This property is situated in a sought-after location, making it an excellent choice for families or professionals seeking a peaceful yet accessible neighbourhood. With high-quality fittings throughout, this home is ready for you to move in and enjoy. Don't miss the opportunity to make this charming semi-detached house your new home.





Entrance

UPVC door to hall

Hall

Coving, gas central heating, UPVC double glazed frosted window, meter cupboard, understairs cupboard, Worcester boiler, wood effect laminate flooring, doors to reception rooms 1 and 2, stairs to first floor.

Reception Room 1

Gas central heating radiator, UPVC double glazed bay window, spotlights.

Reception Room 2

Gas central heating radiator, UPVC double glazed window, UPVC double glazed door to rear, spotlights, wood effect laminate floor.

Kitchen

Marble effect laminate worktops, wall and base units, tiled splash back, composite sink with draining board and mixer tap, 4 ring electric hob, oven, dishwasher, UPVC double glazed box bay window, spotlights, door to utility.

Utility

UPVC double glazed Velux window, gas central heating radiator, plumbing for washing machine, door to WC, UPVC double glazed frosted door to rear.

WC

UPVC double glazed frosted window, dual flush WC, wash basin with mixer tap, wood effect laminate flooring.

Landing

Doors to bedrooms and bathroom.

Bedroom 1

UPVC double glazed window, gas central heating.

Bedroom 2

UPVC double glazed window, gas central heating.

Bedroom 3

UPVC double glazed window, gas central heating radiator.

Bathroom

UPVC double glazed frosted window, gas central heating towel rail, dual flush WC, vanity wash basin with mixer tap and tiled splash back, bath with mixer tap and tiled splash back, walk-in direct feed rain head shower with rinse head, spotlights, tiled floor.

Front External

Paved front garden, tarmac driveway to side.

Rear External

Tarmac garden with paved patio and planted borders, detached garage.

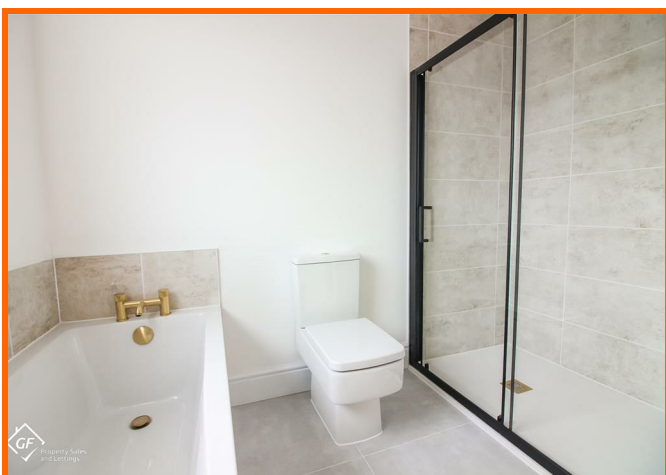
Garage

Up and over door, side door.

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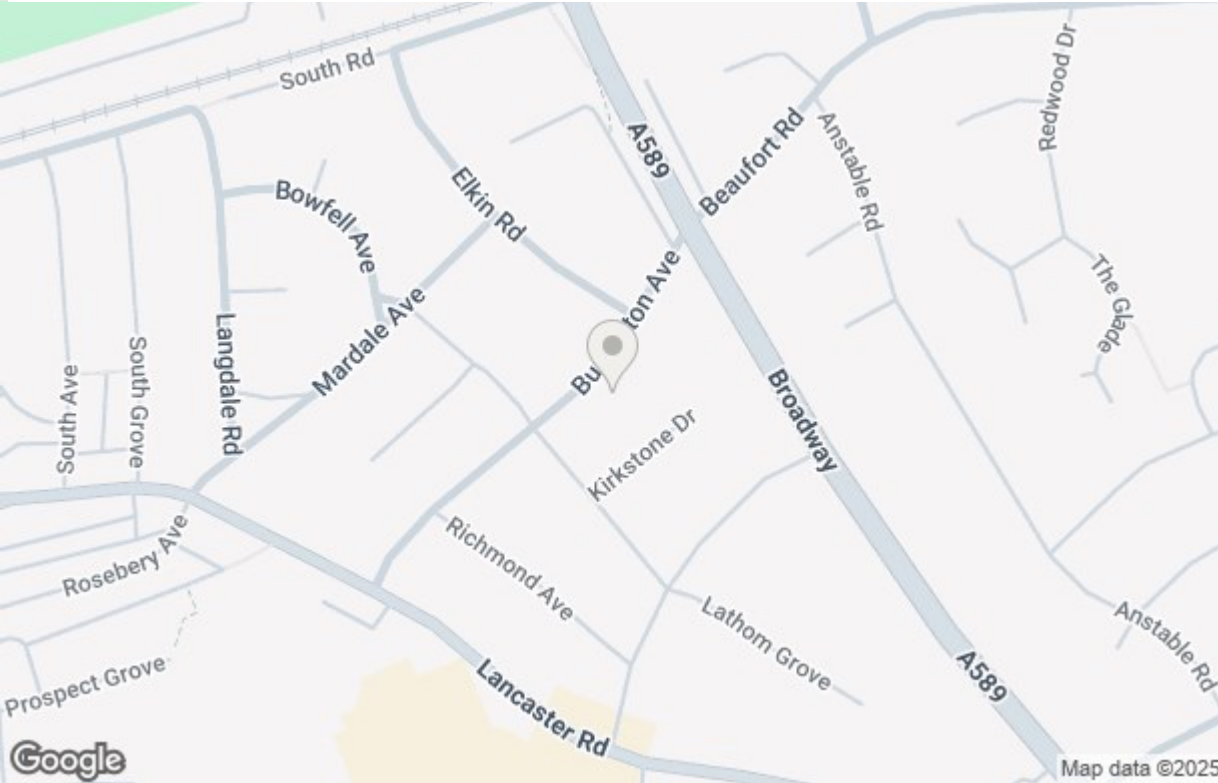
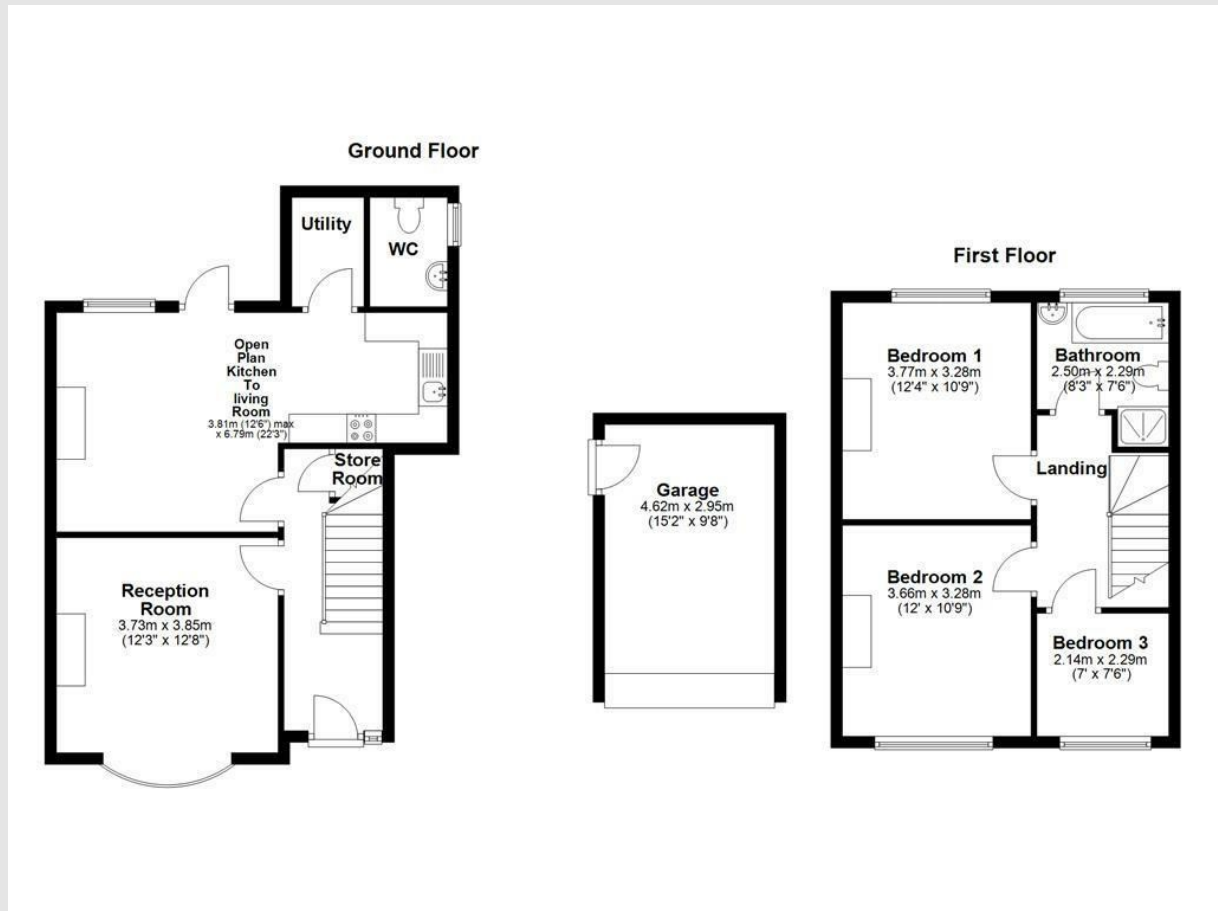
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	