



15 Leighton Court,  
Morecambe, LA4 4XA

15, Leighton Court, Morecambe

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

3  1  1 

- End Terraced Property
- Three Bedrooms
- Lounge & Kitchen Diner
- Bathroom & Separate WC
- Corner Position
- Lovely Landscaped Garden
- Convenient location for schools & amenities
- Tenure: Freehold
- Band: A
- EPC: C



Get in touch today

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# **£160,000**

# Get to know the property



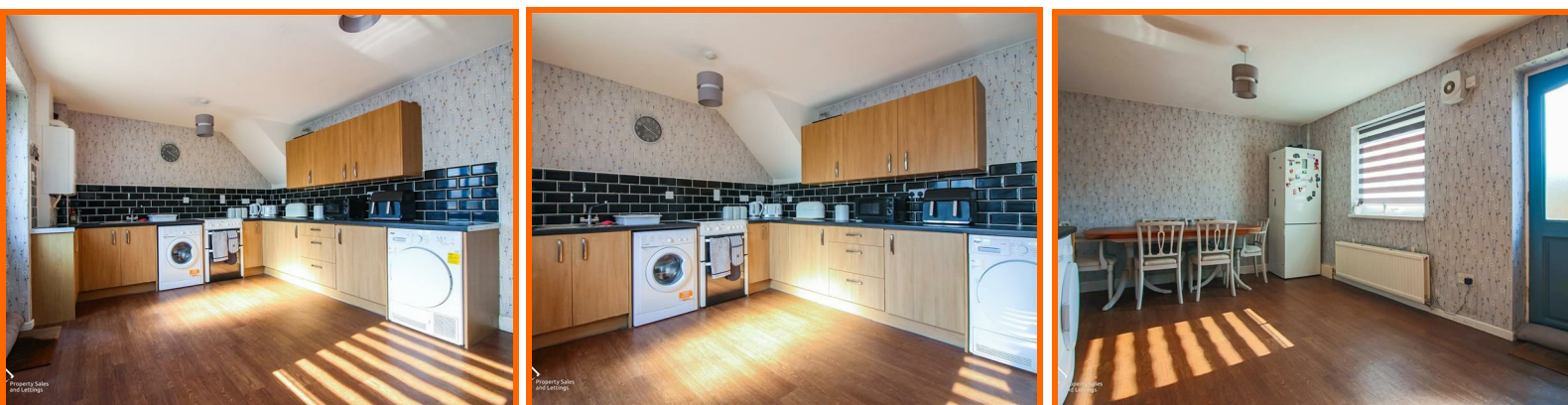
Welcome to Leighton Court, a charming end terrace house located in the desirable area of Morecambe. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Spanning an impressive 1,055 square feet, the house offers a comfortable lounge that provides a perfect setting for relaxation and entertaining.

Built in 1985, this home has been thoughtfully designed to meet modern living standards while retaining a warm and inviting atmosphere. The corner position of the property enhances its appeal, providing a sense of privacy and a lovely enclosed, landscaped rear garden. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family.

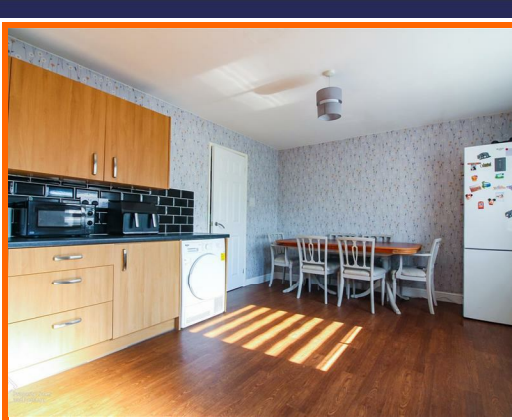
The property features a bathroom with a separate WC, adding convenience for busy households. Additionally, allocated parking ensures that you will always have a designated space for your vehicle, a valuable asset in this sought-after residential location.

Leighton Court is ideally situated close to a range of amenities, including shops, schools, and recreational facilities, making it a perfect choice for families. Furthermore, the proximity to the M6 link road offers excellent transport connections for those commuting or exploring the wider region.

In summary, this end terrace house at Leighton Court presents a wonderful opportunity to secure a comfortable and well-located family home in Morecambe. With its spacious layout, attractive garden, and convenient access to local amenities, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.







## Entrance Hall

Door into hall, radiator, smoke alarm, door to lounge and stairs to first floor.

## Lounge

Two uPVC windows and radiator.

## Kitchen

UPVC window, radiator, mix of wall and base units with laminate worktops, four ring electric hob on freestanding oven, extractor fan, 1 1/2 bowl sink with mixer tap, tiled splash back, space for washing machine and dryer, Ideal boiler, laminate flooring and door to rear.

## First Floor Landing

Smoke alarm, loft access, door to bedrooms 1, 2, 3, WC, bathroom and storage cupboard.

## Bedroom 1

UPVC window and radiator.

## Bedroom 2

Two UPVC double glazed windows and radiator.

## Bedroom 3

UPVC window and radiator.

## WC

UPVC window, low flush WC and vinyl floor.

## Bathroom

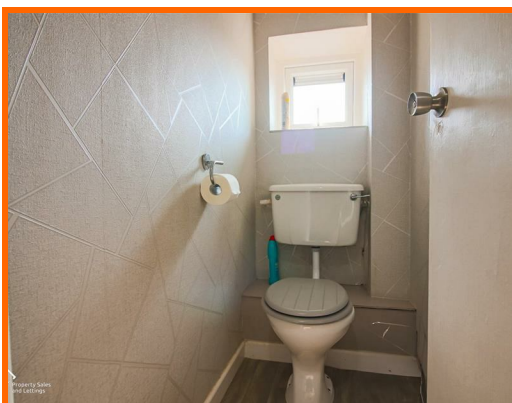
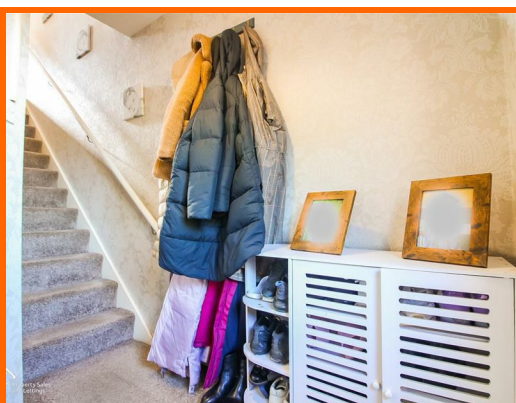
UPVC window, radiator, pedestal wash basin with traditional taps, panel bath with traditional taps, electric shower over bath, extractor fan, partially tiled surround and vinyl flooring.

## External - Front

Bedded area, paved area.

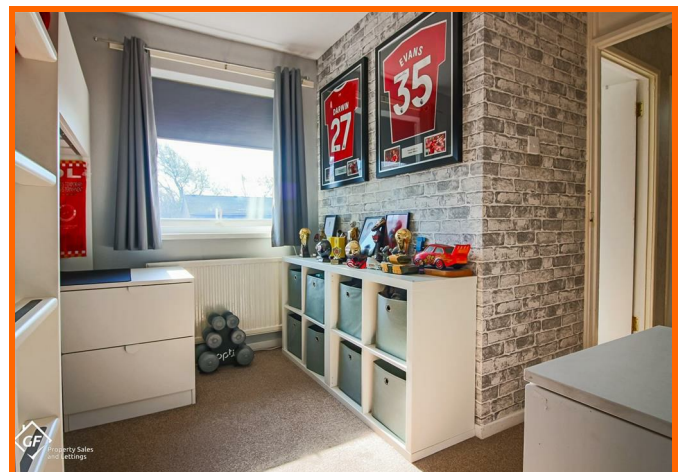
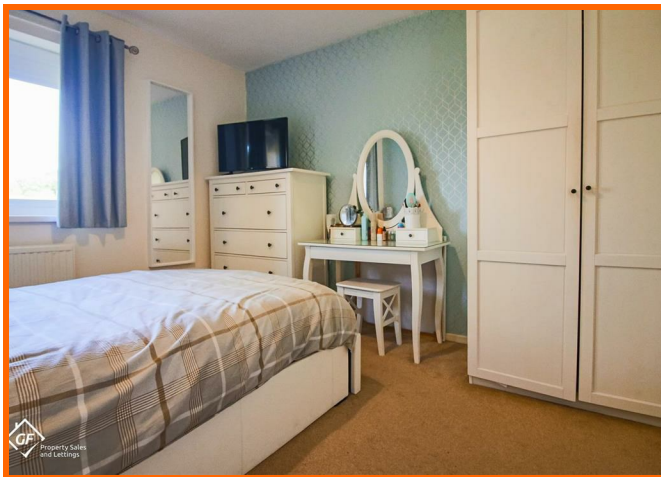
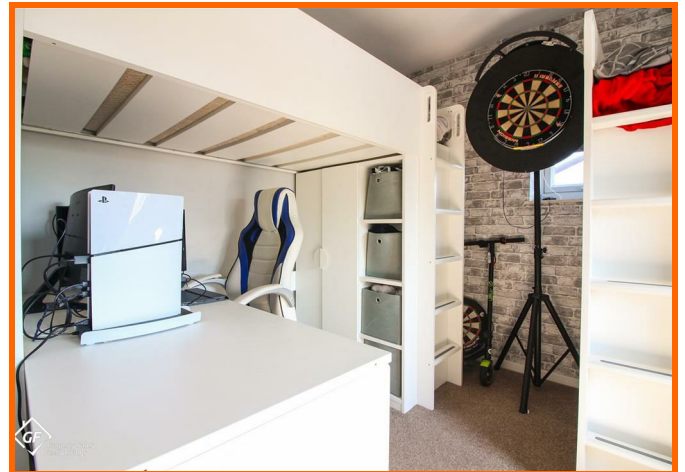
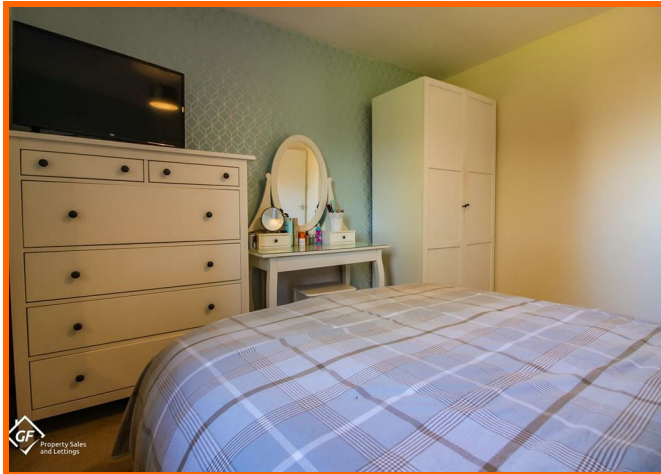
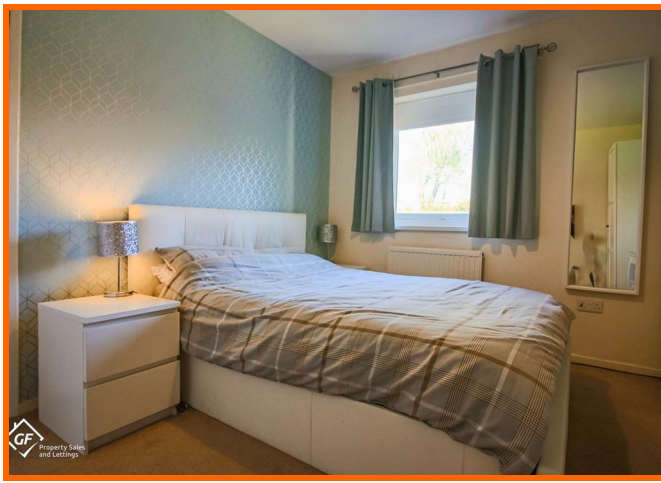
## External - Rear

Paved area and astro-turf





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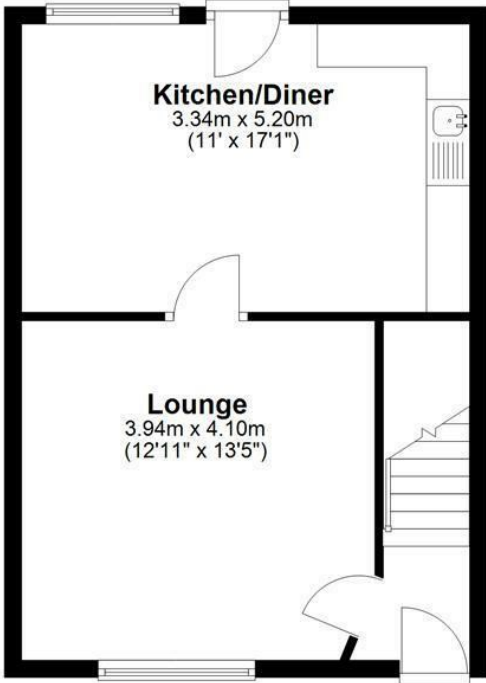


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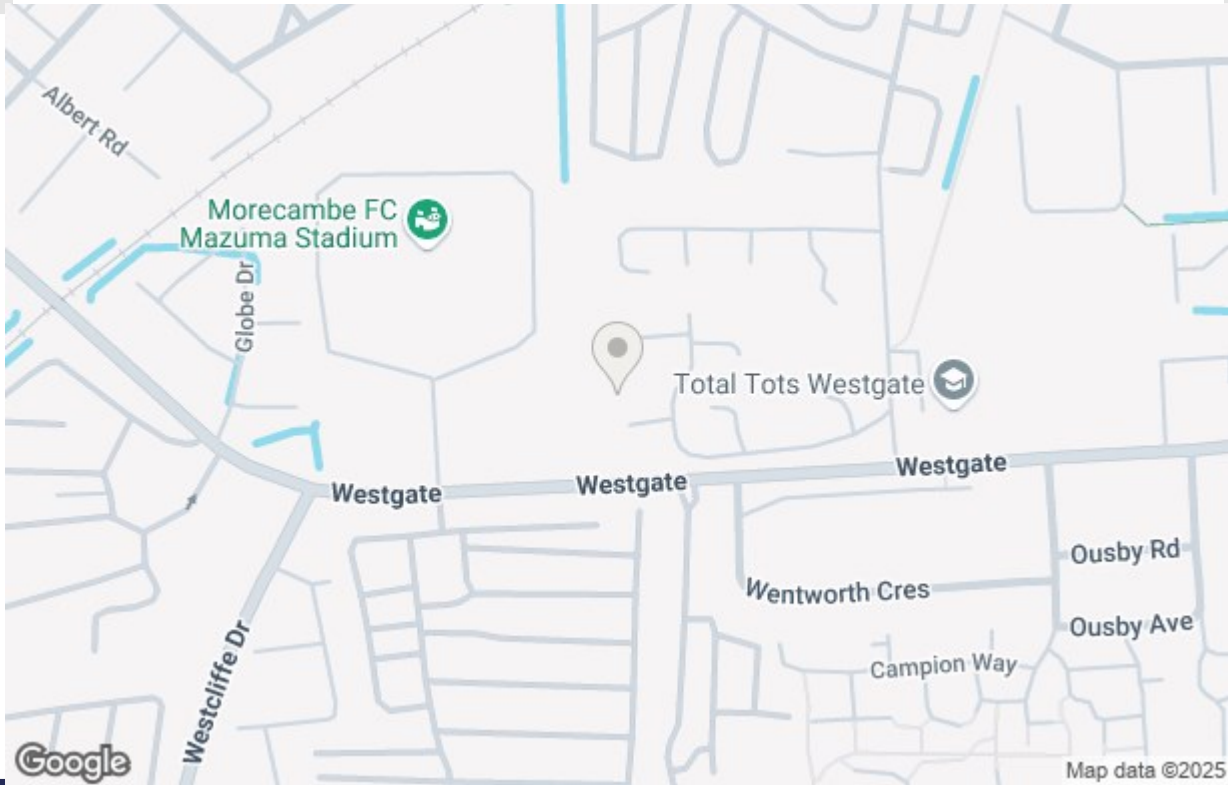
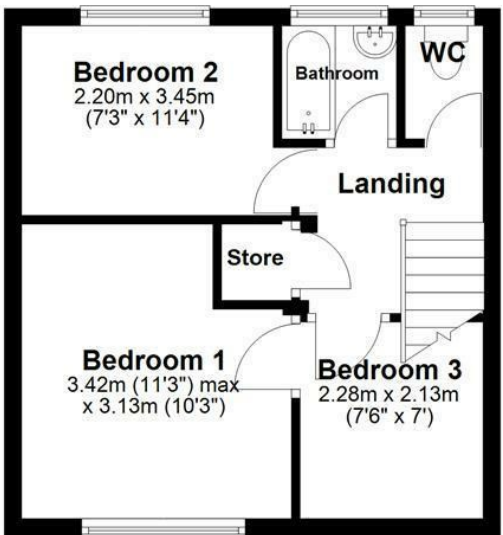
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# Take a nosey round

Ground Floor





First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
<div><div>(92 plus) <b>A</b></div><div>(81-91) <b>B</b></div><div>(65-80) <b>C</b></div><div>(55-68) <b>D</b></div><div>(39-54) <b>E</b></div><div>(21-38) <b>F</b></div><div>(1-20) <b>G</b></div></div>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	