



6 Burdock Walk,  
Morecambe, LA3 3QJ

6, Burdock Walk, Morecambe

## *The property at a glance*

2  1  1 

- Terraced Property
- Two Bedrooms
- Perfect for First Time Buyers
- Modern Décor Throughout
- Off Road Parking For Two Cars
- Low Maintenance Gardens
- Freehold
- CTB: A
- EPC: C



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# £145,000

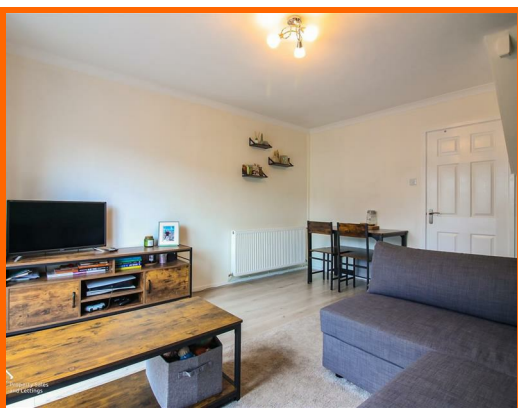
# Get to know the property



Nestled in the charming area of Burdock Walk, Morecambe, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a modern and comfortable home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The house is designed with a contemporary aesthetic, ensuring that it meets the needs of modern living. The bathroom is thoughtfully appointed, offering both style and functionality. One of the standout features of this property is the convenience of two dedicated parking spaces, a rare find in many urban settings, making daily life that much easier.

With its appealing location in Morecambe, residents can enjoy the benefits of a vibrant community, with local amenities and beautiful coastal scenery just a stone's throw away. This property is not just a house; it is a place where you can create lasting memories. Whether you are starting your journey as a homeowner or looking for a comfortable space to call your own, this modern mid-terrace house is a fantastic choice. Do not miss the chance to make it yours.







## Entrance Hall

UPVC door into entrance hall, UPVC window, coving, smoke alarm, thermostat, storage area, opening to kitchen, door to living room and stairs to first floor.

## Kitchen

2.54m x 1.68m (8'4 x 5'6)

UPVC window, mix of wall and base units with laminate worktops, double oven, four ring hob with extractor fan, sink with mixer tap and draining board, tiled splashback, space for washing machine and fridge freezer, laminate flooring.

## Living room

3.99m x 3.45m (13'1 x 11'4)

UPVC window, radiator, coving and laminate flooring.

## Landing

Radiator, doors to bedroom one, two, bathroom and storage cupboard.

## Bedroom One

3.56m x 2.49m (11'8 x 8'2)

UPVC window, radiator and storage cupboard housing boiler.

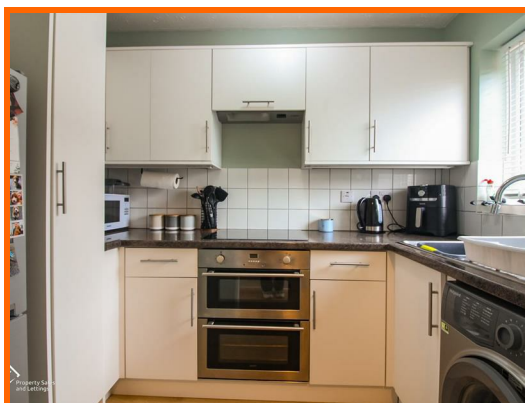
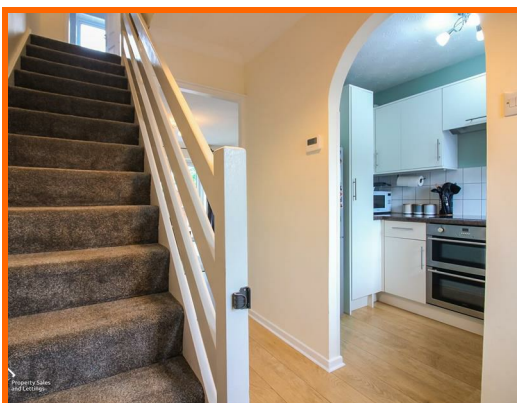
## Bedroom Two

3.00m x 1.55m (9'10 x 5'1)

UPVC window and radiator.

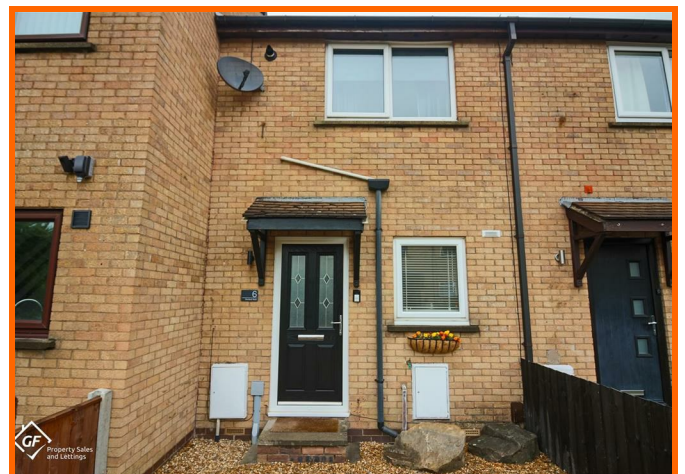
## Bathroom

UPVC window, dual flush WC, wall mounted wash basin with mixer, panel bath with traditional taps and electric shower, extractor fan, heated towel rail, fully tiled surround and laminate flooring.





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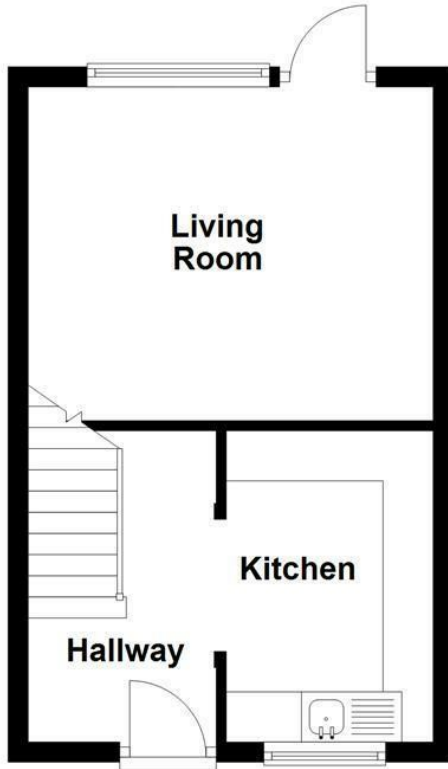
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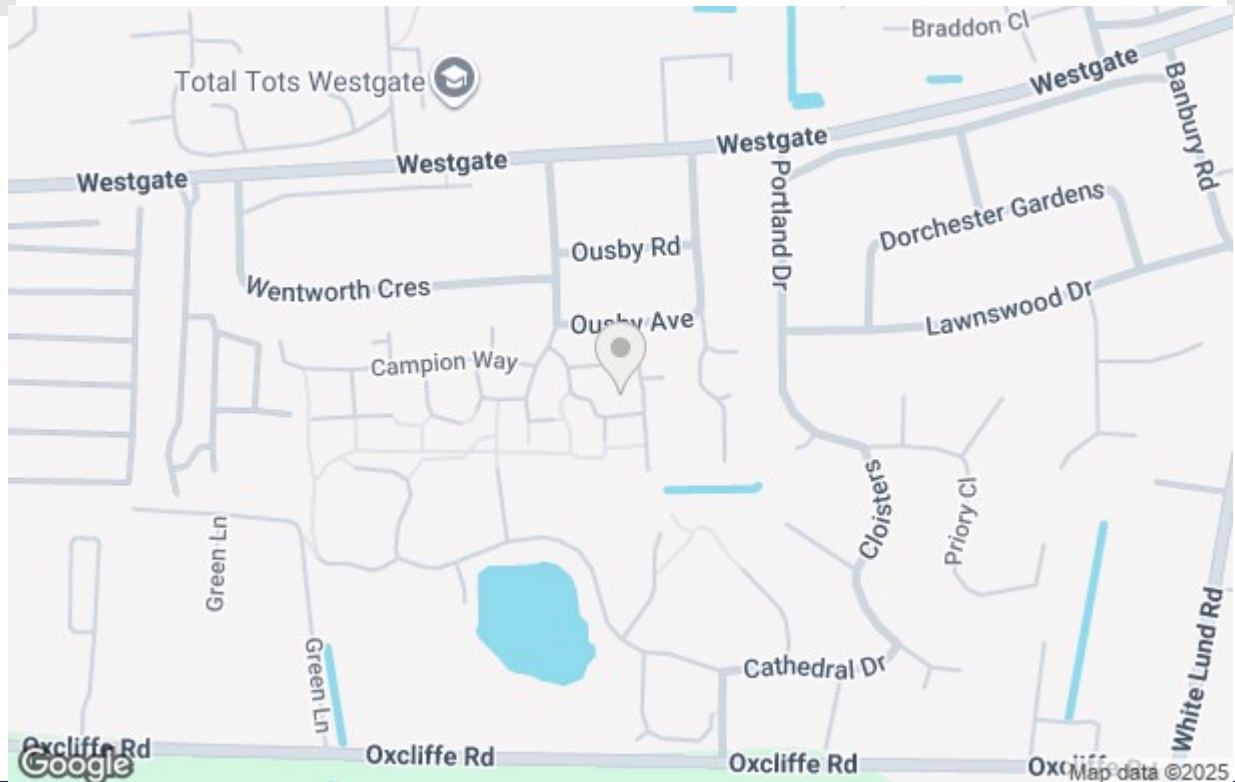
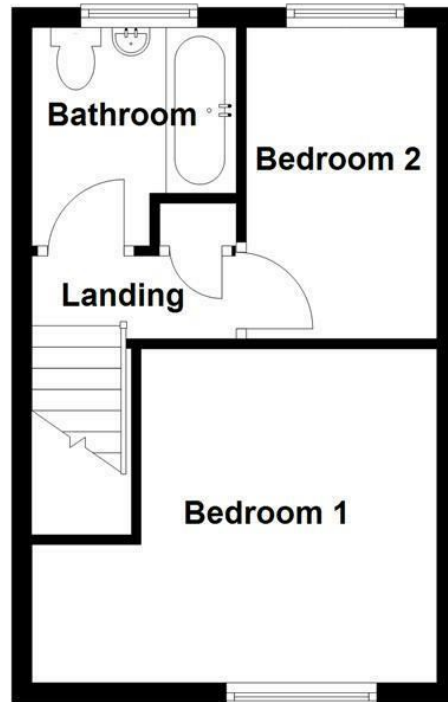


# Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) 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			
(69-80) 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	