



2 Ellwood Grove,  
Morecambe, LA3 3NQ

2, Ellwood Grove, Morecambe

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

2  1  1 

- Spacious End Town house
- Two Bedrooms
- Stylish Kitchen
- Generous Lounge
- Extensive Rear Garden
- Garage & 2 x Parking Spaces
- Tenure: Freehold
- Property Band: B
- EPC:
- Schools, Amenities & Transport Links



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£195,000**



# Get to know the property



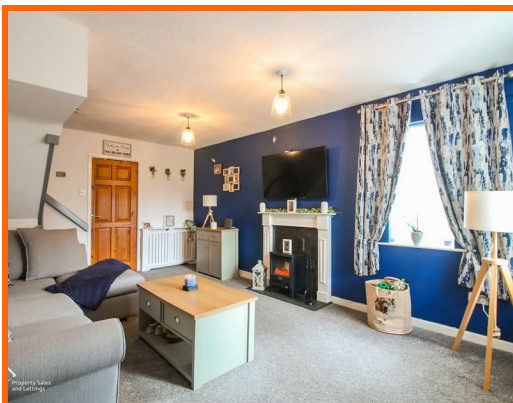
Nestled in the charming area of Ellwood Grove, Morecambe, this well-presented townhouse offers a delightful living experience. With two inviting bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

As you enter, you are greeted by a spacious lounge that provides an ideal space for relaxation and entertaining guests. The stylish kitchen is thoughtfully designed, making it a joy to prepare meals and enjoy culinary adventures. The layout of the home ensures a seamless flow between the living areas, enhancing the overall sense of space and comfort.

One of the standout features of this property is the impressive rear garden, which offers a private outdoor retreat. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in the fresh air, this garden is sure to meet your needs.

Additionally, the property includes parking for one vehicle, providing convenience in this desirable location. Ellwood Grove is well-situated, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the vibrant lifestyle that Morecambe has to offer.

In summary, this property combines modern living with a welcoming atmosphere, making it a wonderful opportunity for anyone looking to settle in this lovely part of Morecambe. Don't miss the chance to make this delightful property your new home.





## Entrance Porch

UPVC door into porch, UPVC window, brick feature wall, laminate flooring and door to living room.

## Living Room

Two UPVC windows, two radiators, TV point, living flame electric fireplace with wooden mantel, door to kitchen and stairs to first floor.

## Kitchen

UPVC window, radiator, mix of wall and base units with beech worktops, oven with four ring gas hob and extractor fan, one and a half bowl sink with mixer tap, tiled splashback, space for dishwasher and fridge/freezer, breakfast bar, laminate flooring and UPVC door to rear.

## First Floor

### Landing

UPVC window, smoke alarm, loft access, doors to bedroom one, two and bathroom.

### Bedroom One

UPVC window, radiator, panelled feature wall and built in wardrobes.

### Bedroom Two

UPVC window and radiator.

### Bathroom

UPVC window, dual flush WC in unit, vanity wash basin in unit with mixer tap, L shaped panel bath with mixer tap, direct feed rain shower over with with rinse head attachment, extractor fan, partially tiled surround, heated towel rail and laminate flooring.

## External

### Front

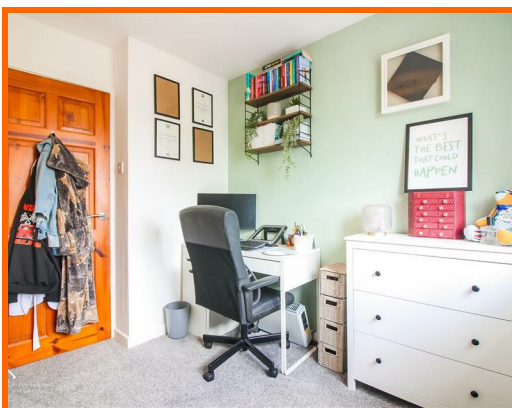
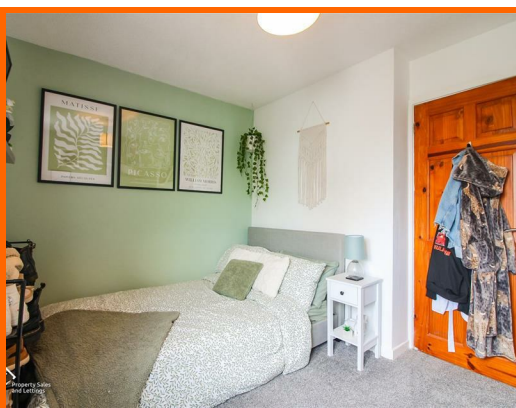
Paved area, pebbled area and access to garage.

### Rear

Patio area, Astro surf, pebbled area, wooden gazebo, outdoor tap and access to garage.

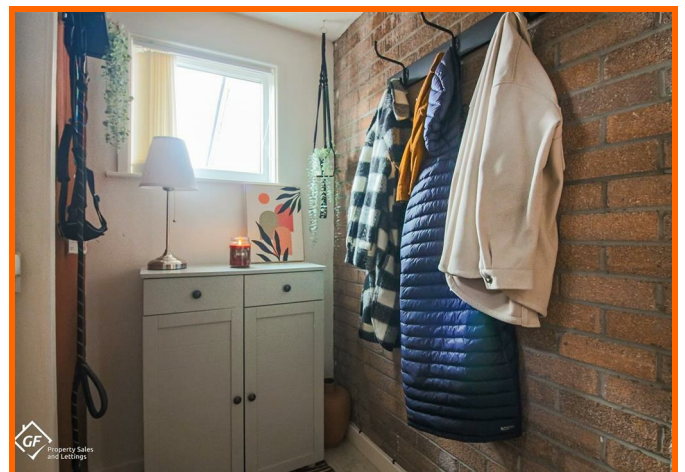
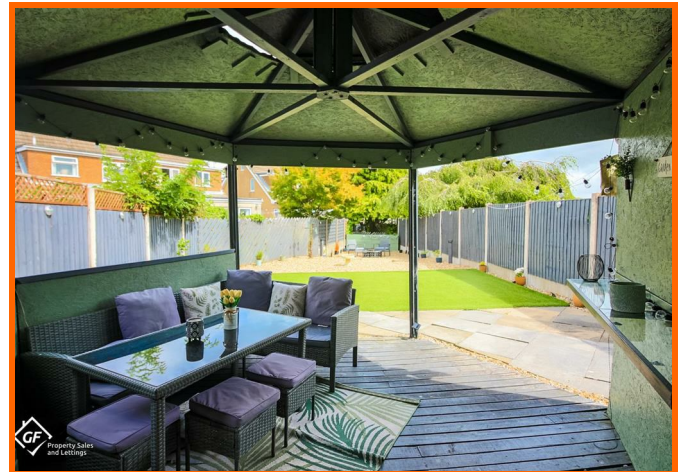
## Garage

Power, boiler, plumbing for washing machine.





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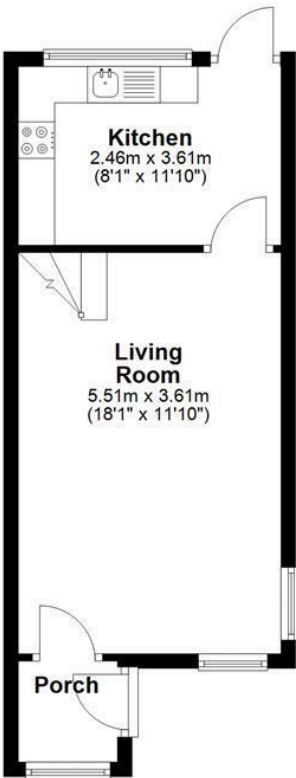
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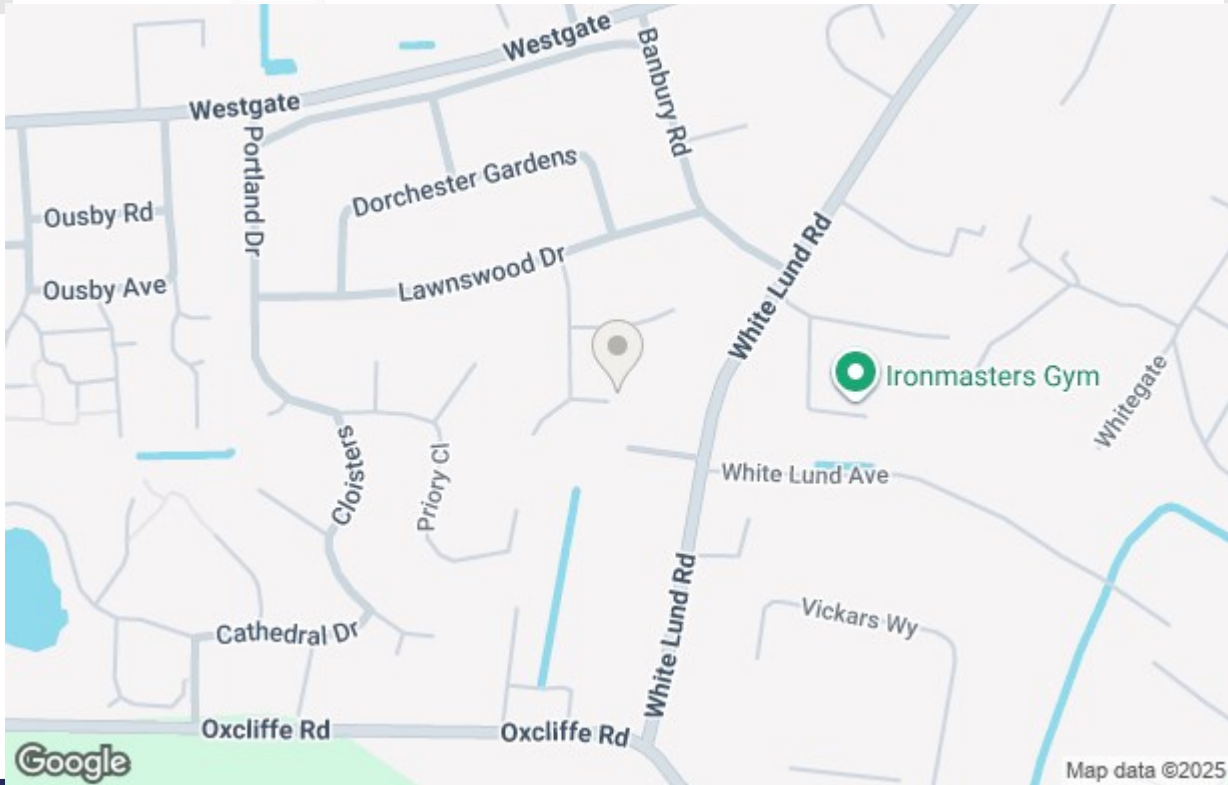
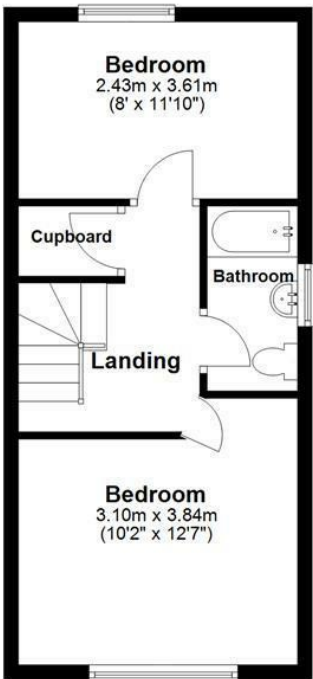
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# Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	