



4 Back Morecambe Street,  
Morecambe, LA4 5EZ

4, Back Morecambe Street, Morecambe

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

3  1  1 

- Semi Detached Townhouse
- Upsize Down Living
- Open Plan Kitchen/Living Space
- Three Double Bedrooms
- Central Location
- Large Garage
- Freehold
- EPC: TBC
- CTB: A



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# **£175,000**

# Get to know the property

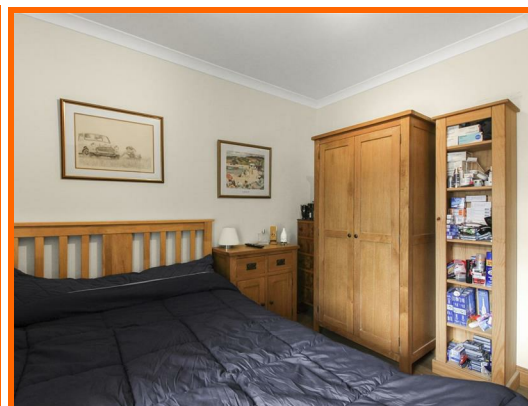


Nestled on Back Morecambe Street, this unique townhouse presents an exceptional opportunity for those seeking a charming residence in the heart of Morecambe. With three well-appointed bedrooms, this property is ideal for families or those looking for extra space. Two of the bedrooms are conveniently located on the ground floor, providing easy access and flexibility for various living arrangements.

The first floor boasts a spacious living room, perfect for relaxation and entertaining, alongside a functional kitchen that caters to all your culinary needs. The third bedroom on this level offers additional versatility, whether it be for guests, a home office, or a hobby room.

One of the standout features of this property is its proximity to the stunning seafront, just a stone's throw away. Residents can enjoy leisurely strolls along the promenade, taking in the picturesque views and fresh sea air. The area is well-served by a variety of amenities, including delightful cafes and restaurants, ensuring that everything you need is within easy reach. Furthermore, the property holds significant potential for holiday rental, appealing to those looking to invest in the thriving tourism market.

For those who require transport links, this location is conveniently situated, making commuting and exploring the surrounding areas a breeze. Additionally, the property offers a garage with parking for one vehicle, there is also the option for resident parking, a valuable asset in this bustling seaside town.







In summary, this townhouse on Back Morecambe Street combines comfort, convenience, and coastal charm, making it a perfect choice for anyone looking to embrace the vibrant lifestyle that Morecambe has to offer.

### Entrance Hall

UPVC door into entrance hall, electric radiator, smoke alarm, spotlights, doors to bedroom one, two and shower room.

### Bedroom One

UPVC window, electric radiator, coving, TV point and vinyl flooring.

### Bedroom Two

UPVC window, radiator, coving, vinyl flooring and under stairs storage with plumbing for washing machine.

### Shower Room

Dual flush WC, wall mount vanity wash basin with mixer tap, shower cubicle with electric shower, extractor fan, fully panelled surround, spotlights and vinyl flooring.

### First Floor

#### Landing

UPVC window, electric radiator, smoke alarm, spotlights, opening to kitchen/living area and doors to bedroom three and WC.

### Kitchen/Living Room

Four UPVC windows, electric radiator, mix of wall and base units with laminate worktops, oven with four ring electric hob, extractor fan, panelled splashback, sink with draining board and mixer tap, space for fridge/freezer and dishwasher, spotlights, four wall lights, TV point, storage cupboard and vinyl flooring.

### Bedroom Three

UPVC window, electric radiator and coving.

### WC

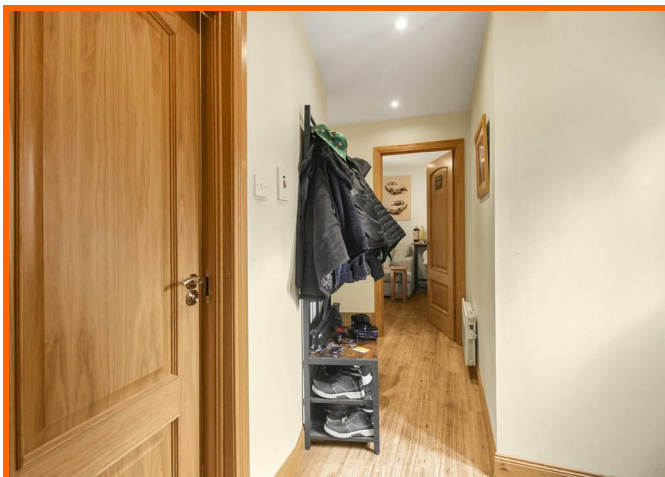
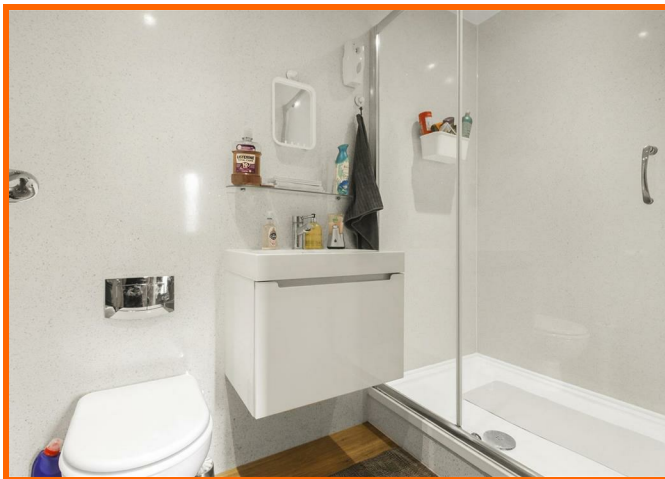
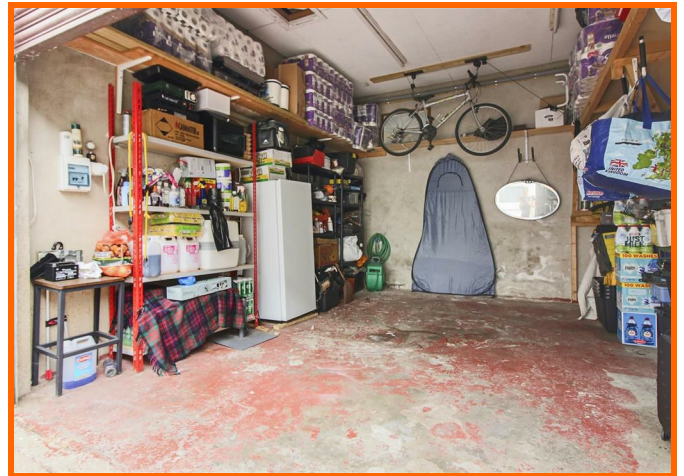
Dual flush WC, pedestal wash basin with mixer tap, fully panelled surround, heated towel rail and vinyl flooring.

### Garage

Loft access, shelving and parking for one car.



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Street, Morecambe, LA4  
5EZ**



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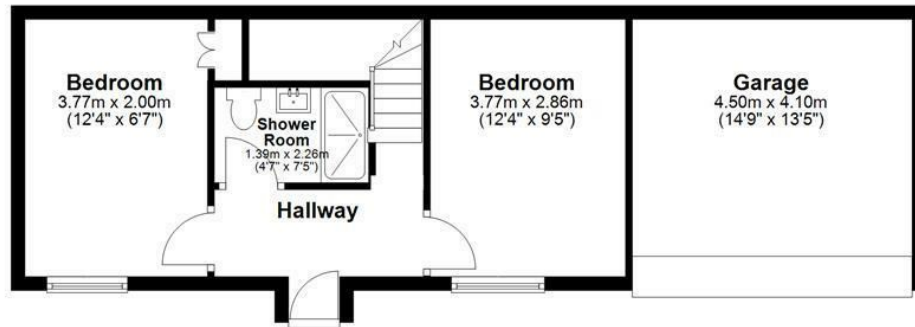
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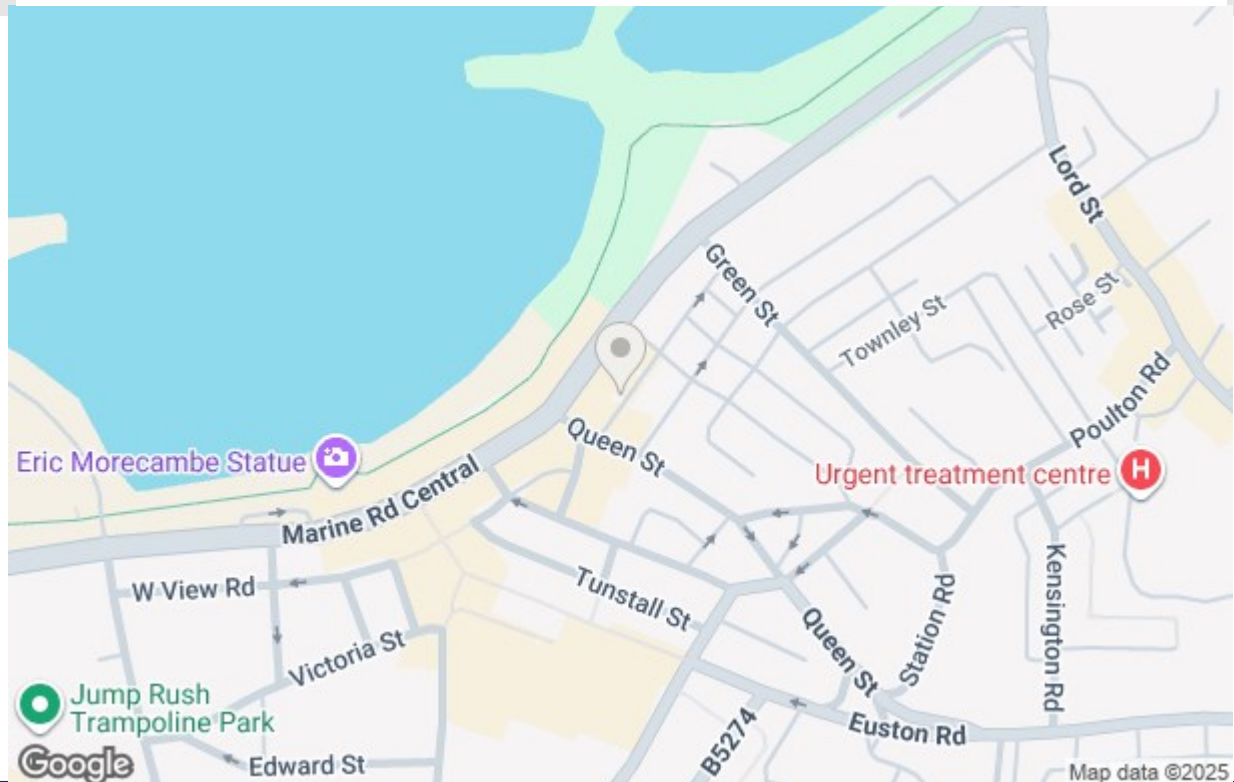
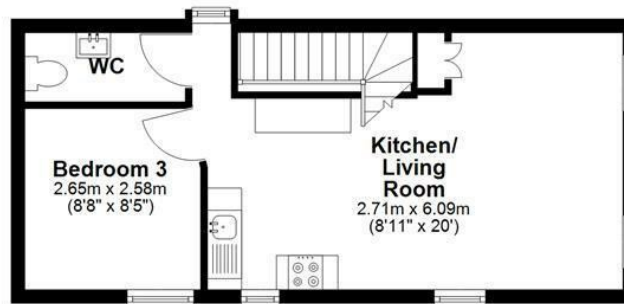


# Take a nosey round

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>	
(65-80) <b>C</b>	
(55-64) <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	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	