



3 Poulton Mews, , Morecambe

The property at a glance

3  1  1 

- Attractive Three Bedroom Townhouse
- Generous Lounge & Modern Fitted Kitchen
- Successful Rental Property
- Parking Space for approx. 3 Vehicles
- Lovely Patio Garden to Rear
- Great Location close to Sea Front
- OFFERED WITH NO CHAIN DELAY
- Freehold
- EPC: C
- CTB: B

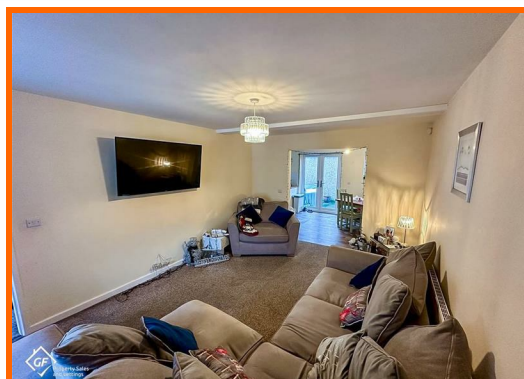


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01524 401402
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£169,000

Get to know the property



Welcome to this charming townhouse located in the desirable area of Poulton Mews, Morecambe. This delightful property is perfect for first-time buyers or those seeking to downsize, offering a comfortable and inviting living space. Having been a successful rental property, this home presents an excellent opportunity for investors or first-time buyers looking to enter the property market.

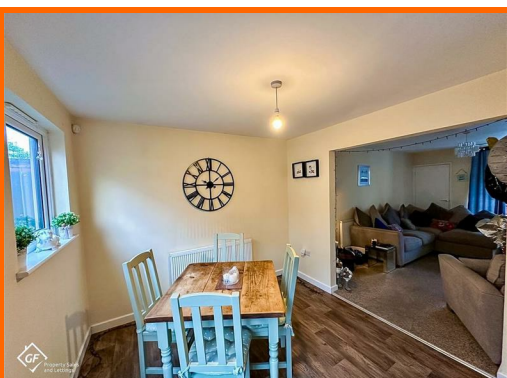
The townhouse features a spacious reception room, ideal for relaxing or entertaining guests. With three generously sized double bedrooms, there is ample space for family or guests, ensuring everyone has their own comfortable retreat. The bathroom is thoughtfully placed to serve the needs of the household, while a convenient utility/cloakroom downstairs adds to the practicality of the home.

Situated in the Historic Poulton area of Morecambe with the seafront, schools, bus services and town centre all within walking distance. Furthermore the M6 link road is only a short drive away. One of the standout features of this home is the parking space available for up to three vehicles, a rare find in many urban settings. This added convenience makes daily life easier, especially for families or those with multiple cars.

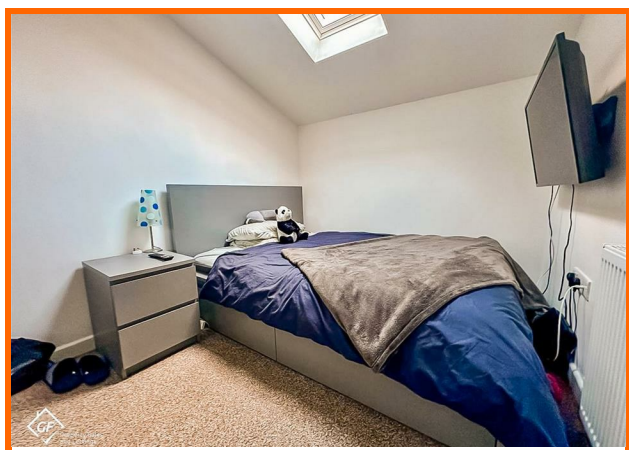
In summary, this townhouse in Poulton Mews is a fantastic opportunity for those looking to establish themselves in a vibrant area of Morecambe. With its spacious layout, convenient parking, and proximity to local amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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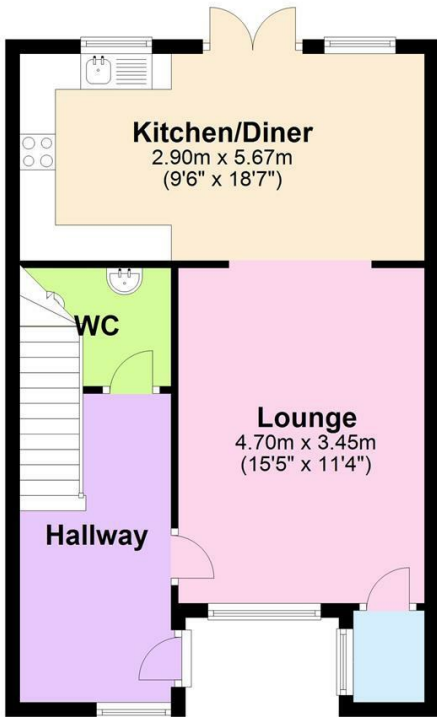
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Take a nosey round

Ground Floor
Approx. 48.0 sq. metres (516.5 sq. feet)

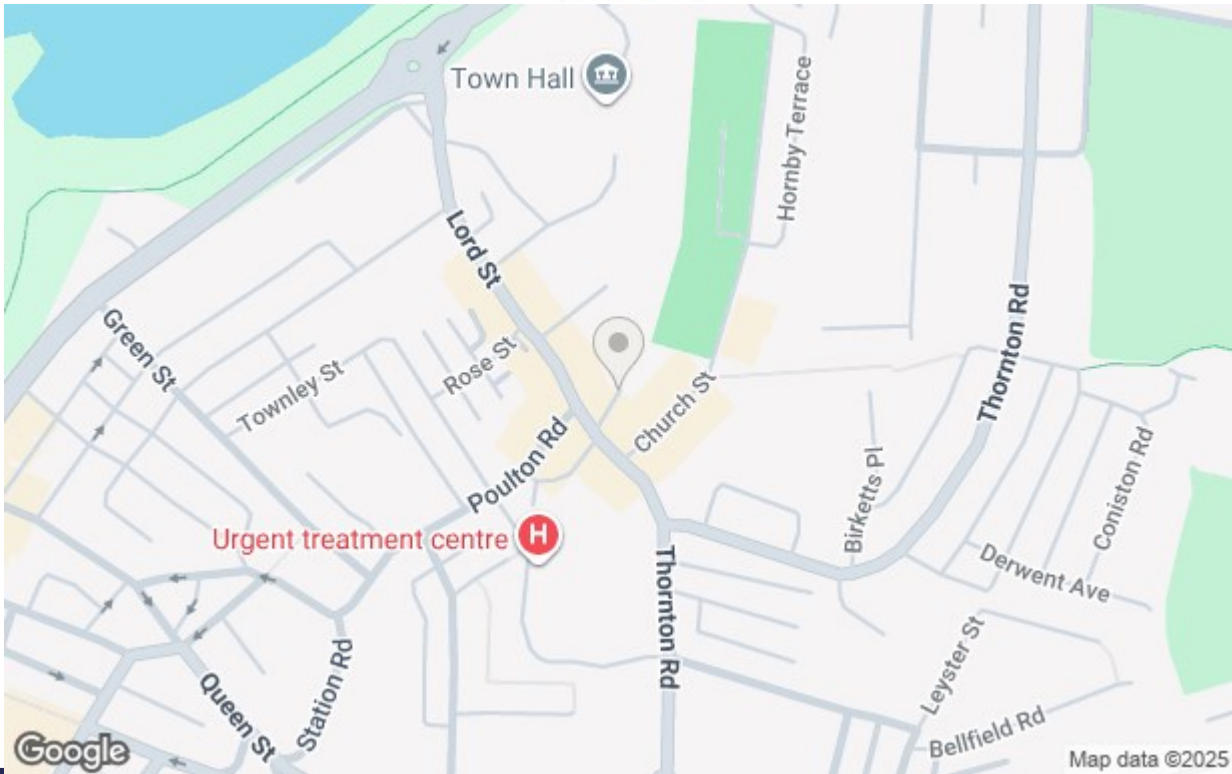


First Floor
Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 98.8 sq. metres (1063.2 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
77	89
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
77	88
England & Wales	