



40 Deanpoint, Morecambe,
LA3 3DJ

40, Deanpoint, Morecambe

The property at a glance

3  1  1 

- End Terrace Corner Plot
- Three Bedrooms
- Spacious Living/Diner Area
- Corner Plot
- Modern Shower Room
- Tranquil Garden
- Close to Local Amenities
- EPC: C
- CTB: B
- Freehold



Get in touch today

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£190,000

Get to know the property



Nestled in the charming area of Deanpoint, Morecambe, this delightful end-terrace house presents an excellent opportunity for anyone seeking a comfortable and inviting home. Spanning an impressive 990 square feet, the property boasts a well-designed layout that maximises space and functionality.

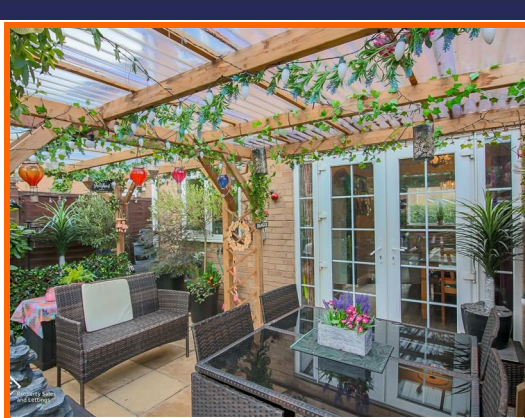
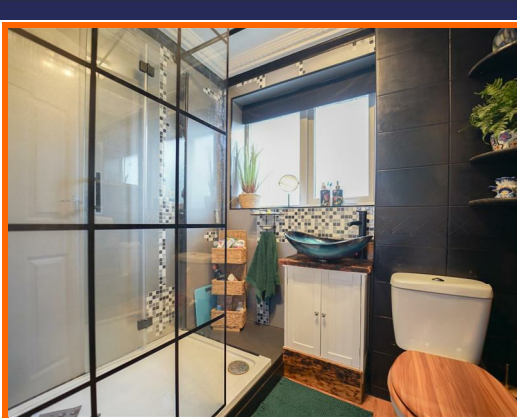
Entering the house via the porch, you are greeted by a spacious living and dining area, ideal for family gatherings or quiet evenings in. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout. The property features two generously sized double bedrooms and a single bedroom, ensuring that there is plenty of room for rest and privacy.

The modern shower room is a standout feature, offering a sleek and stylish space to refresh and unwind. Outside, the house is situated on a corner plot, which enhances its appeal and provides additional outdoor space. One of the standout features of this property is the enclosed tranquil garden to the rear, offering an outdoor space to unwind and enjoy the fresh air. Whether you wish to cultivate your green thumb or simply relax with a book, this garden is a delightful retreat.

The location is particularly advantageous, as it is situated close to Westgate shopping precinct with a range of supermarkets, doctors surgery, schools, transport links and recreational facilities.

This property is an excellent opportunity for those seeking a comfortable home. With its combination of modern amenities and charming features, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home in Morecambe.





Porch

UPVC door into entrance porch, UPVC window, storage cupboards and door to living room.

Living/Dining Room

UPVC window, radiator, ceiling rose, coving, wall mounted living flame electric fire, dining area with vinyl flooring, double doors to rear, archway to kitchen and stairs to first floor.

Kitchen

UPVC window, mix of wall and base units with laminate worktops, integrated oven, four ring induction hob, extractor fan, one and a half bowl sink with mixer tap, tiled splashback, space for dishwasher, washing machine and fridge/freezer, ceiling and vinyl flooring.

First Floor

Landing

Smoke alarm, CO2 alarm, storage cupboard housing boiler, doors to bedroom one, two, three and shower room.

Bedroom One

UPVC window, radiator, spotlights and coving.

Bedroom Two

UPVC window, radiator and spotlights.

Bedroom Three

UPVC window, radiator and loft access.

Shower Room

UPVC window, dual flush WC, vanity unit with counter top basin and mixer tap, direct feed rain shower with rinse head attachment, heated towel rail, fully panelled surround, coving and vinyl flooring.

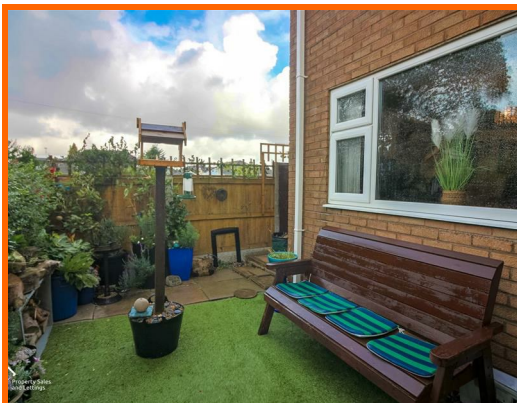
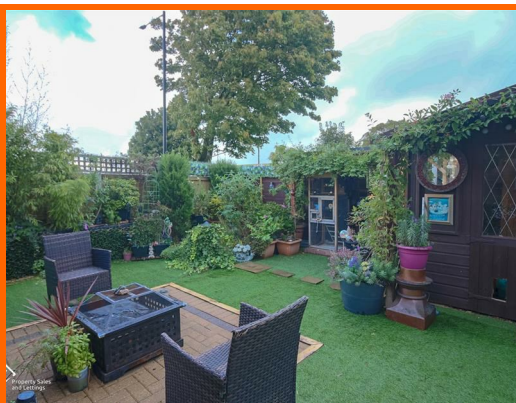
External

Front

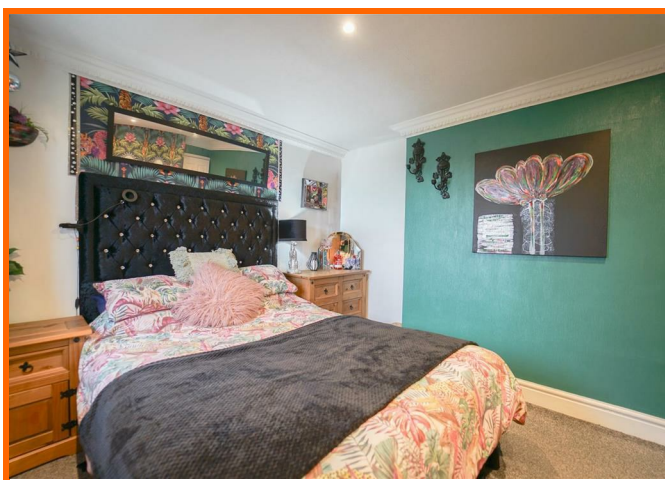
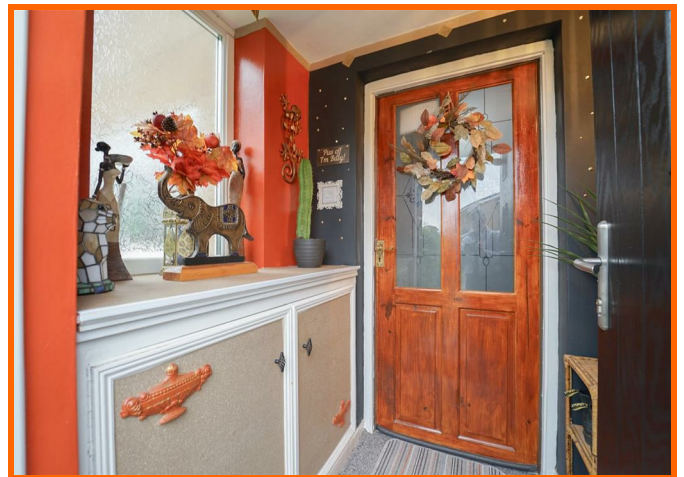
Pebbled area, mature shrubs, Astro Turf and paved path with access to rear.

Rear

Astro Turf, patio area, pond and summer house with electric.



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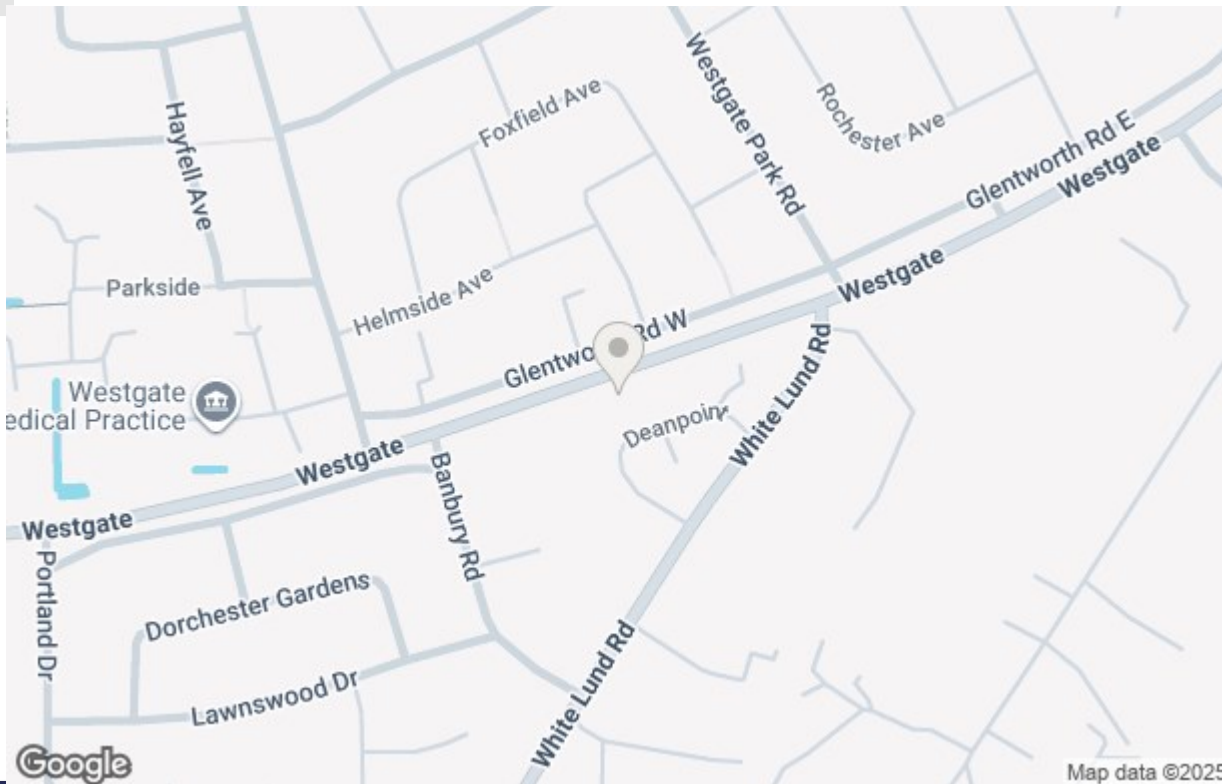
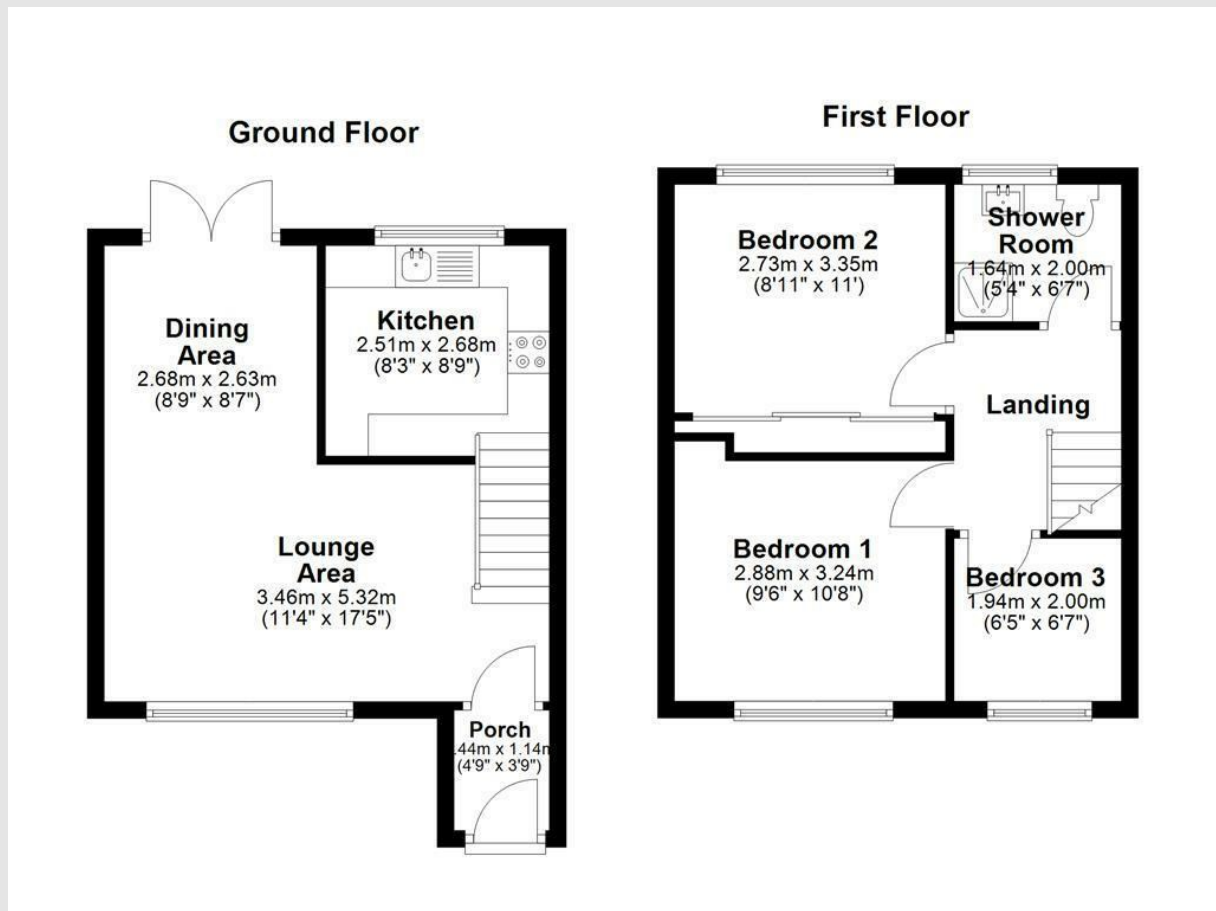
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(65-80) C			
(55-64) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	