



22 Grafton Road, Morecambe,  
LA3 1SA

22 Grafton Road, , Morecambe

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

4  1  2 

- End Terrace over three floors
- Street Parking
- Four Bedrooms
- Spacious accommodation
- Fitted Kitchen
- Spacious family bathroom
- Rear Yard
- Available Now
- EPC Rating D
- Council Tax band A



**Get in touch today**

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[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# £950

# *Get to know the property*

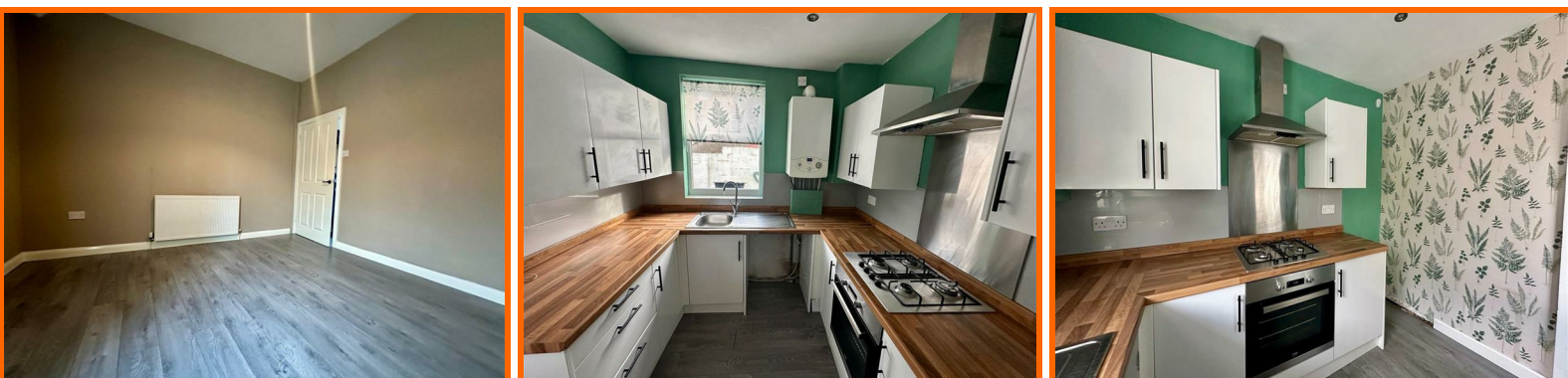


Nestled on the charming Grafton Road in Morecambe, this delightful end terrace house presents an excellent opportunity for families and individuals alike. With four spacious bedrooms, this property offers ample room for comfortable living. The two inviting reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

The well-appointed bathroom ensures convenience for all residents, while the overall layout of the house promotes a sense of openness and light. The end terrace position not only enhances privacy but also allows for a pleasant outdoor space, perfect for enjoying the fresh air.

Morecambe is known for its stunning coastal views and vibrant community, making this property an ideal choice for those seeking a blend of tranquillity and accessibility. With local amenities, schools, and transport links nearby, this home is perfectly situated for modern living.

In summary, this end terrace house on Grafton Road is a wonderful opportunity to create lasting memories in a welcoming environment. Don't miss your chance to make this charming property your own.



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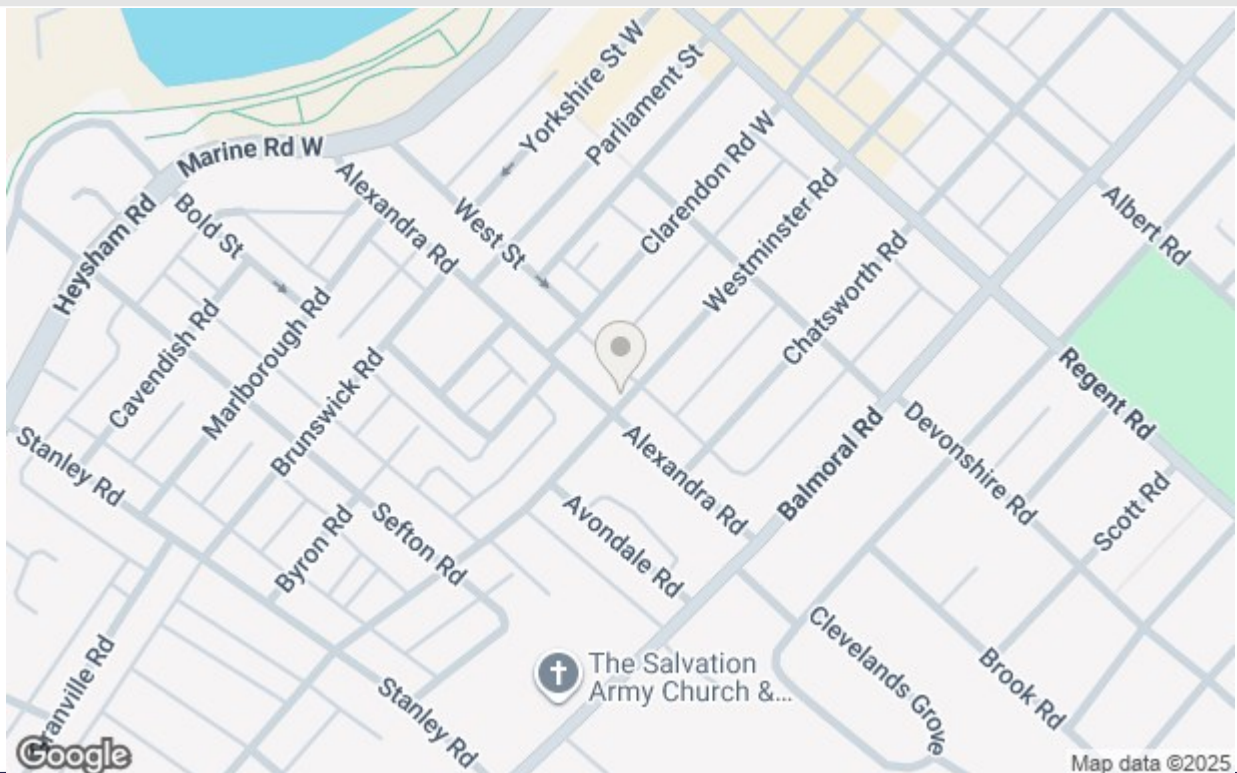
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# Take a nosey round



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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (12 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         | 81        | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            | 56      |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |