



18 Roeburn Drive, Morecambe,  
LA3 3RY

18 Roeburn Drive, , Morecambe

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

3  2  1 

- Detached Property
- Three Bedrooms
- Kitchen Diner
- Living Room
- Driveway, Gardens & Garage
- Tenure: Freehold
- Band: D EPC: E
- Short Walk To Popular Primary School

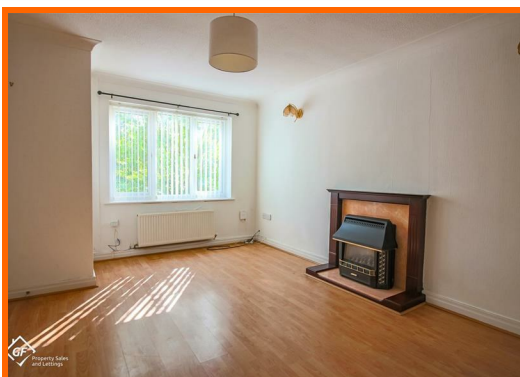


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01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# £975

# Get to know the property



Nestled in the desirable Grosvenor Park area of Morecambe, this charming detached house on Roeburn Drive presents an excellent opportunity for families and professionals alike. Spanning an impressive 1,023 square feet, the property boasts three well-proportioned bedrooms with en-suite shower to master.

The heart of the home is a spacious kitchen diner, perfect for family meals and entertaining guests. Additionally, the property features an inviting reception room, providing ample space for relaxation and social gatherings.

Outside, the property is complemented by an enclosed rear garden, providing a safe and private space for children to play or for hosting summer barbecues. The driveway accommodates parking for two vehicles, and there is also a garage for additional storage or vehicle space.

This home is conveniently located near local schools, making it an ideal choice for families. Furthermore, with easy access to the M6 link road and nearby supermarkets, daily commuting and shopping needs are effortlessly met.

Don't miss the chance to view this delightful home in a sought-after location only a short walk to a popular primary school.

## Hallway

Coving, central heating radiator, wood effect laminate flooring, doors to WC and living room, stairs to first floor.

## WC

UPVC double glazed frosted windows, low level WC, pedestal wash basin with traditional taps, tile effect vinyl flooring.

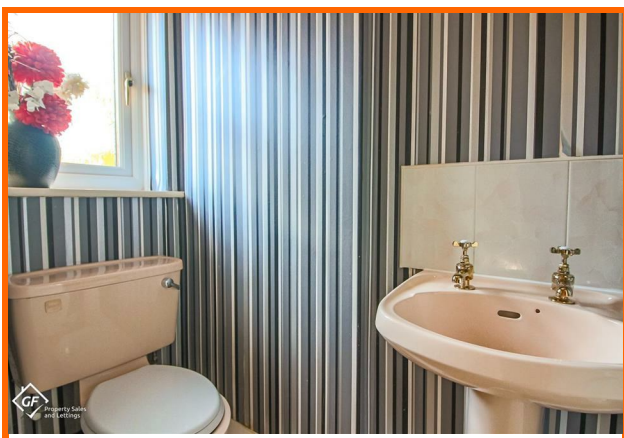
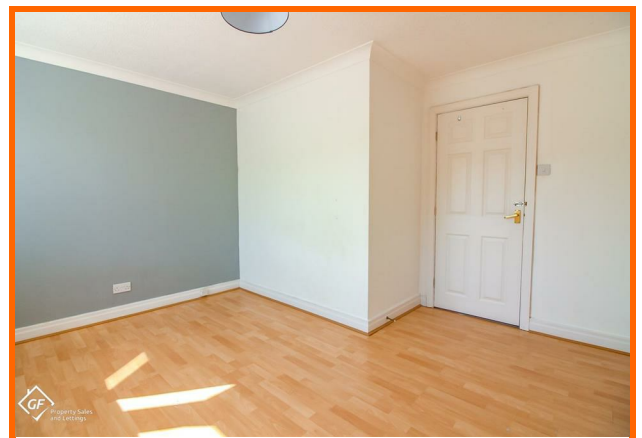
## Living Room

Coving, 2x UPVC double glazed windows, central heating radiator, electric fire with wooden mantel, marble hearth and surround, wood effect laminate flooring, door to kitchen/diner.





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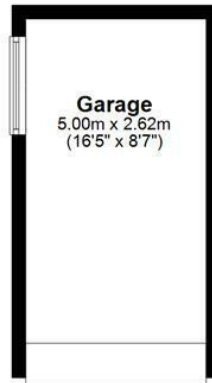
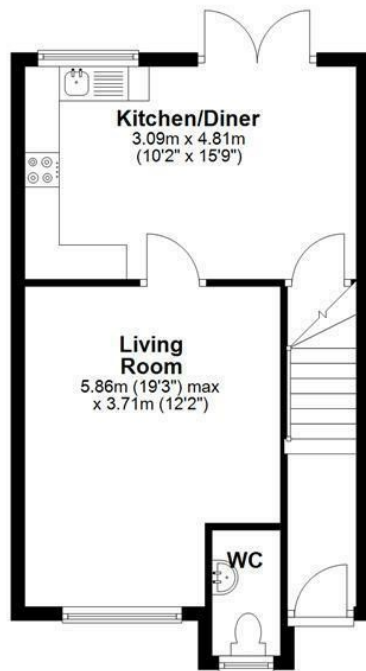
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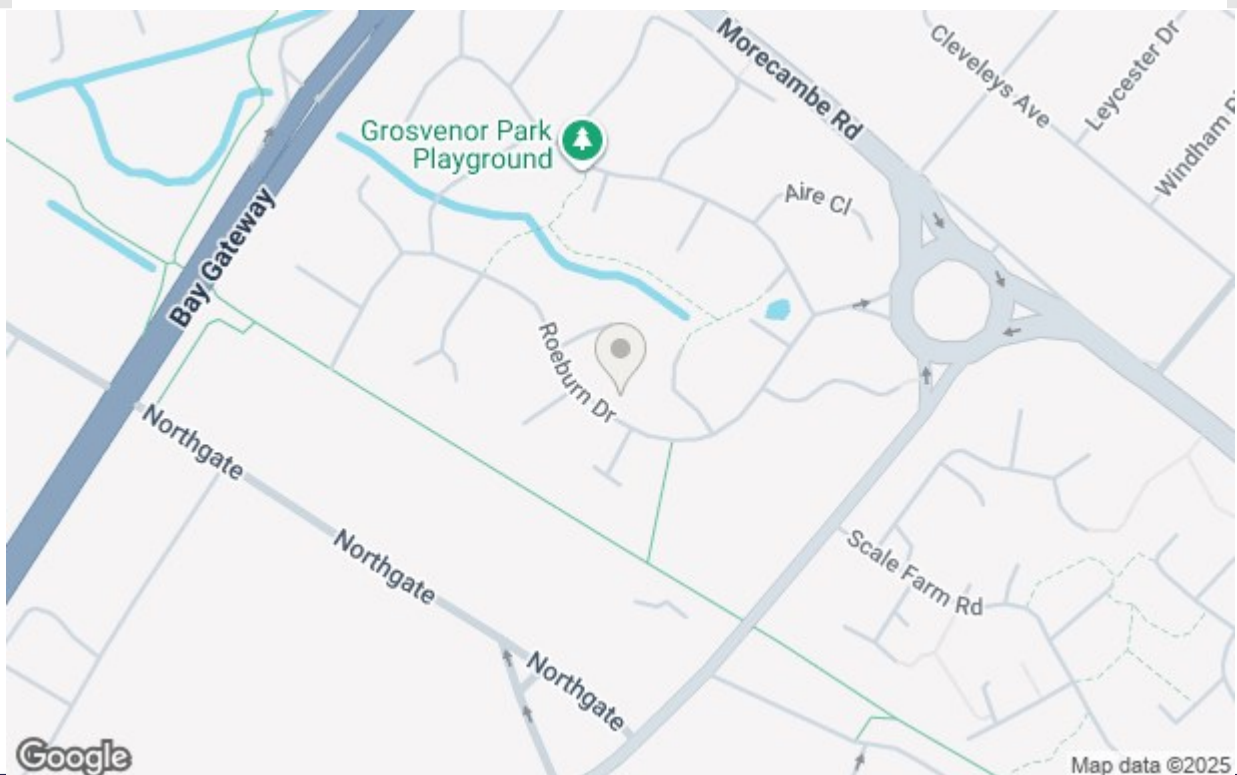
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# Take a nosey round

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		86	51
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			
(69-80) 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			