



1 Endcliffe Road,  
Morecambe, Lancashire,  
LA4 5RH

1, Endcliffe Road, Morecambe

## *The property at a glance*



- Ground Floor Apartment Of Detached Property
- Two Double Bedrooms
- Spacious Lounge & Kitchen Diner & Sunroom
- 1A Endcliffe Rd also OTM for £140,000
- Front/Rear Garden, Shared Driveway & Garage
- Tenure: Freehold - Option to be Leasehold
- Property Band: A
- EPC: C
- Residential Location, Amenities & Transport Links
- Excellent Investment Opportunity



Get in touch today

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[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

**£180,000**

# Get to know the property



Welcome to this charming two-bedroom ground floor apartment located on Endcliffe Road in the delightful town of Morecambe. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Enter the flat through the porch into a large hall, through the door you will find a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-proportioned bedrooms offer ample space for rest and relaxation, ensuring a peaceful night's sleep. The apartment also features a modern bathroom, designed for both functionality and style. The large kitchen/diner is a standout feature, designed to accommodate both culinary enthusiasts and casual dining. This leads into a bright sunroom which adds a touch of elegance to the property, flooding the space with natural light and offering a serene spot to unwind with a book or enjoy morning coffee while overlooking the garden.

One of the standout features of this property is the low maintenance gardens, which provide a lovely outdoor space without the burden of extensive upkeep. This is perfect for those who wish to enjoy the fresh air and sunshine without the hassle of heavy gardening.

Situated in a desirable location, this apartment is close to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. With its appealing features and prime location, this property is not to be missed. We invite you to come and view this delightful apartment and imagine the possibilities it holds for you.





## Vestibule

3 x UPVC double glazed window, UPVC double glazed frosted leaded front door, UPVC double glazed door leading to hall.

## Hall

Central heating radiator, smoke alarm, storage cupboard, doors to reception room, bedrooms 1,2, bathroom and kitchen.

## Reception Room

UPVC double glazed window, 2 x central heating radiators, coving, ceiling rose, decorative fireplace in marble hearth.

## Kitchen

UPVC double glazed window, UPVC double glazed frosted door to sunroom, 8 x spot lights, range of wall, drawer and base units, laminate units, extractor hood, central heating radiator, glass splash back, stainless steel one and a half sink with mixer tap, breakfast bar, plumbing for dishwasher and washing machine, space for double fridge freezer and cooker, cushioned lino.

## Sun Room

2 x UPVC double glazed windows, sliding doors with floor to ceiling blinds, combi boiler, lino floor.

## Bedroom 1

UPVC double glazed window, central heating radiator, built-in wardrobes, coving.

## Bedroom 2

UPVC double glazed window, central heating radiator, coving, built-in wardrobe.

## Bathroom

UPVC double glazed frosted window, central heating towel rail, cladded ceiling and walls, dual flush WC, wall mounted vanity and mixer tap, single electric shower, lino floor.

## Garage

Electric point and electric roller door.

## Front Garden

Paving and stones, driveway to side leading to garage.

## Enclosed Rear Garden

Low maintenance gravelled rear garden, enclosed seating area, shed with energy, power points and water supply.



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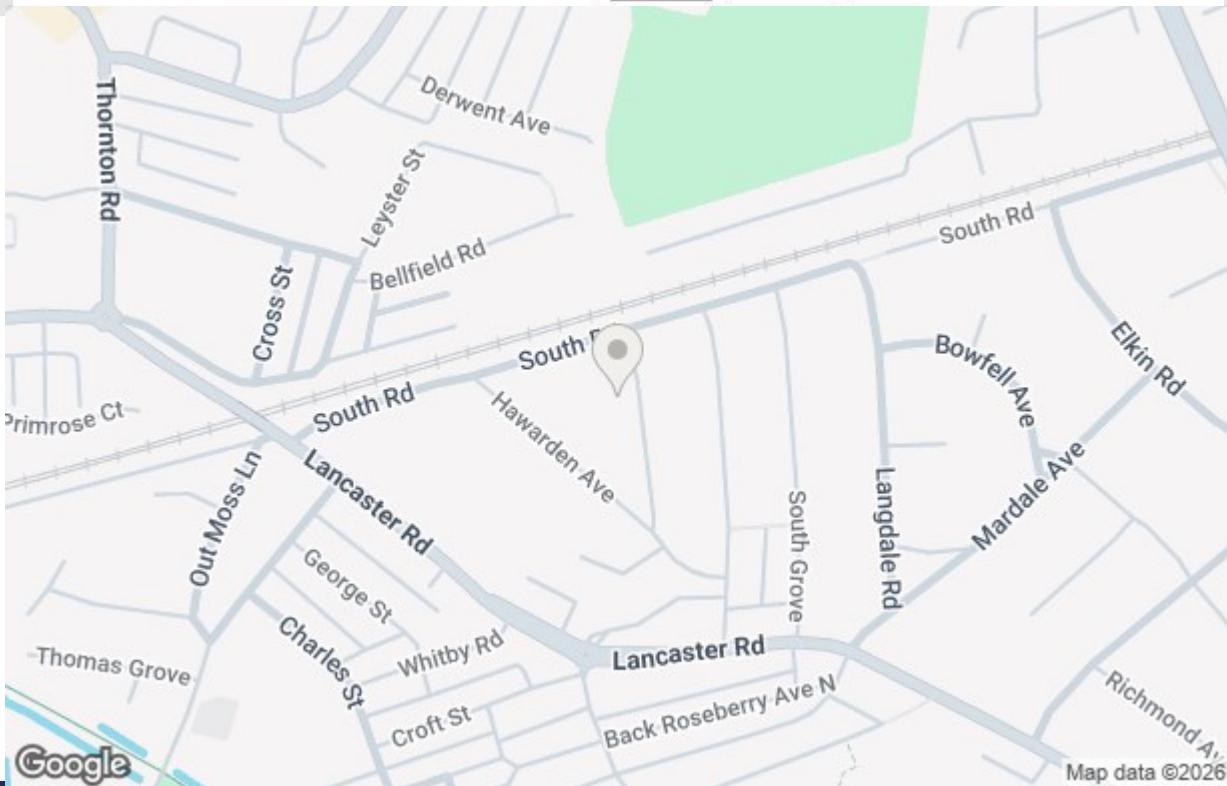
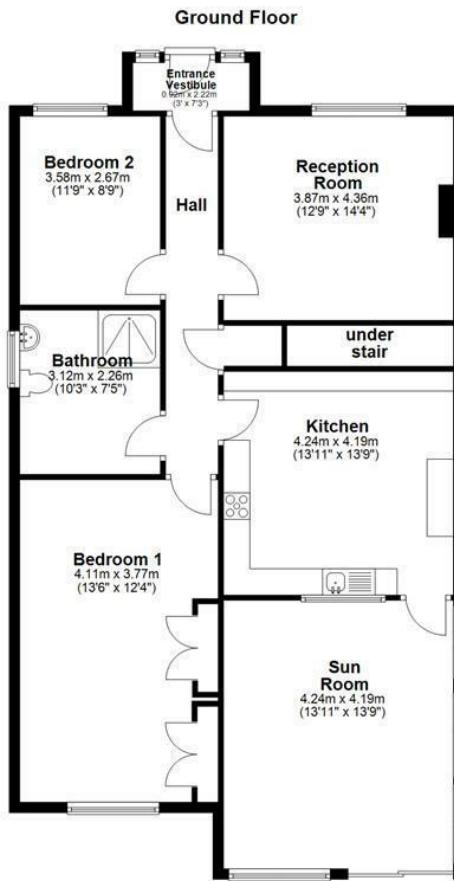
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# Take a nosey round



Property Sales  
and Lettings

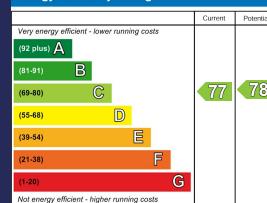
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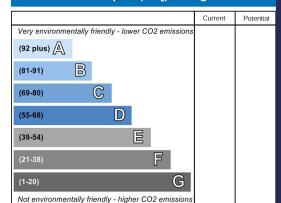
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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC

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