



33 South Grove,  
Morecambe, LA4 5RL

33, South Grove, Morecambe

## *The property at a glance*

4  1  1 

- Impressive End Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Stylish Kitchen & Bathroom
- Enclosed Rear Garden
- Amenities, Schools & Transport Links
- Tenure: Freehold
- Property Band: B
- EPC: TBC

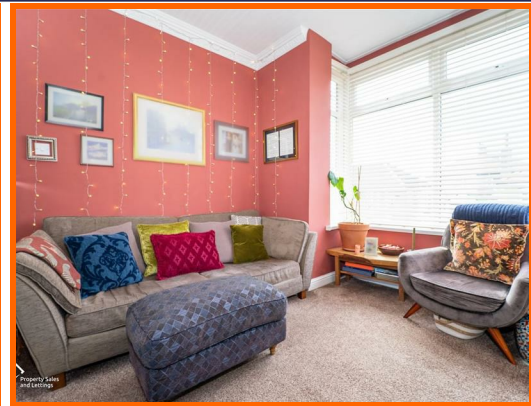
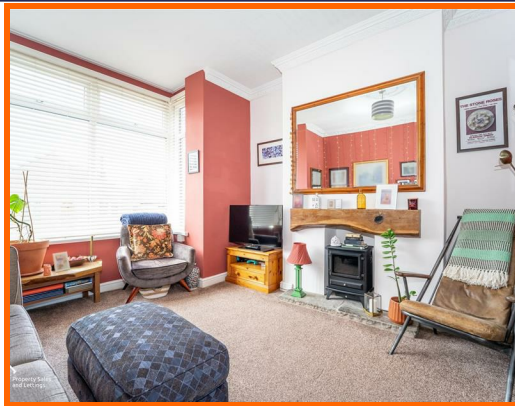
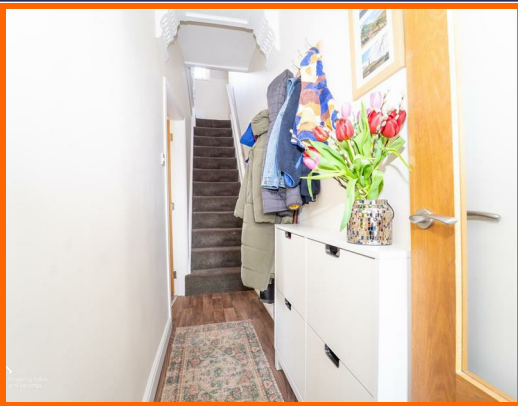


Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £185,000

# Get to know the property



Nestled in the charming area of South Grove, Morecambe, this delightful end terrace house offers a perfect blend of modern living and traditional character. With three well-proportioned bedrooms and the potential for a fourth, this property is ideal for families or those seeking extra space for guests or a home office.

As you enter, you are welcomed into a warm and inviting atmosphere, enhanced by the preservation of original features that add a unique charm to the home. The property boasts two reception rooms, providing ample space for relaxation and entertaining. The contemporary bathroom has been thoughtfully designed, ensuring both style and functionality.

The layout of the house is practical and flows seamlessly, making it easy to enjoy both everyday living and special occasions. The potential for a fourth bedroom offers flexibility, allowing you to tailor the space to your needs.

Located in a desirable area, this home is within easy reach of local amenities, schools, and the beautiful Morecambe coastline, making it a perfect choice for those who appreciate both convenience and leisure.

In summary, this end terrace house on South Grove is a wonderful opportunity for anyone looking to invest in a property that combines character, space, and modern comforts. Don't miss the chance to make this charming house your new home.

For further information, please contact the office at your earliest convenience.





## **Vestibule**

UPVC double glazed window, composite leaded door, lino floor, coving, wood single glazed door to hall.

## **Hall**

Smoke alarm, central heating radiator, coving, cornice stairs to first floor, door to reception room 2, lino floor.

## **Reception Room 1**

UPVC double glazed box bay window, central heating radiator, coving, ceiling rose, wood mantle with stone hearth, electric fire, opening to reception room 2.

## **Reception Room 2**

Central heating radiator, UPVC double glazed window, lino floor, door to kitchen.

## **Kitchen**

UPVC double glazed window, range of wall, drawer and base units with marble effect tops incorporating; 4 ring gas hob, electric oven, stainless steel sink, plumbing for washing machine, space for dryer and fridge freezer, vinyl floor.

## **Front**

Paved Area with flowerbeds,

## **Rear**

Paved seating area, lawn and shed.

## **Landing**

Smoke alarm, UPVC double glazed window, stairs to ground floor and second floor, door to bedrooms 1, 3 and bathroom.

## **Bathroom**

UPVC double glazed window, central heating radiator, cladding, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and shower rinse head.

## **Bedroom 1**

UPVC double glazed window, central heating radiator.

## **Bedroom 3**

UPVC double glazed window, central heating radiator.

## **Bedroom 4**

Double glazed velux window.

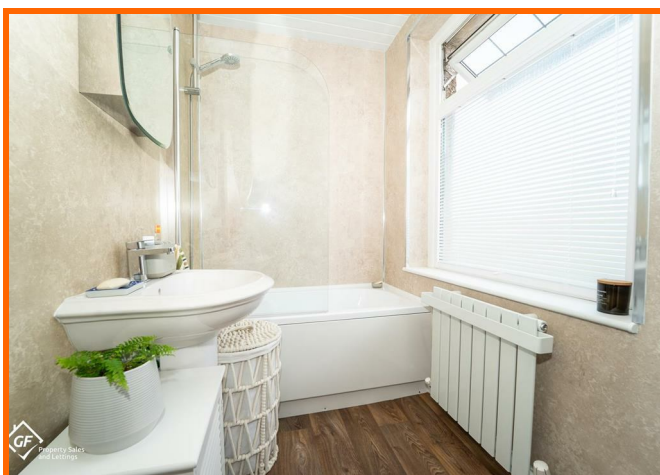
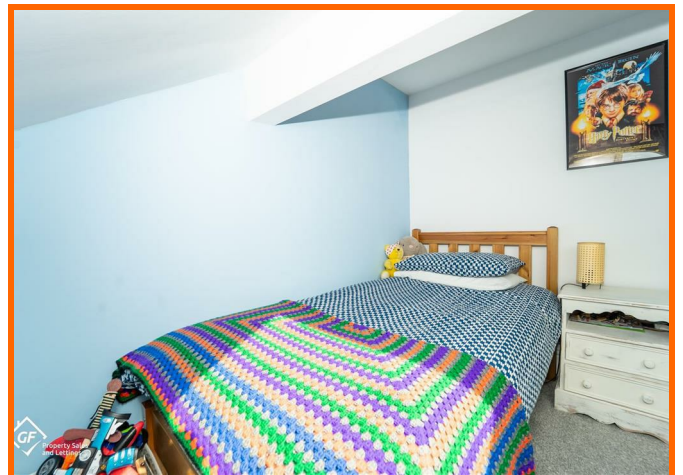
## **Bedroom 3/ Study**

Smoke alarm, double glazed velux window, central heating radiator, stairs to first floor, door to eaves.

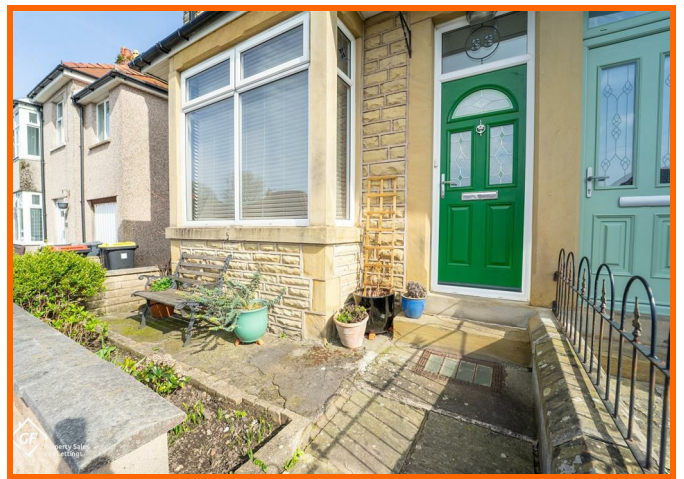
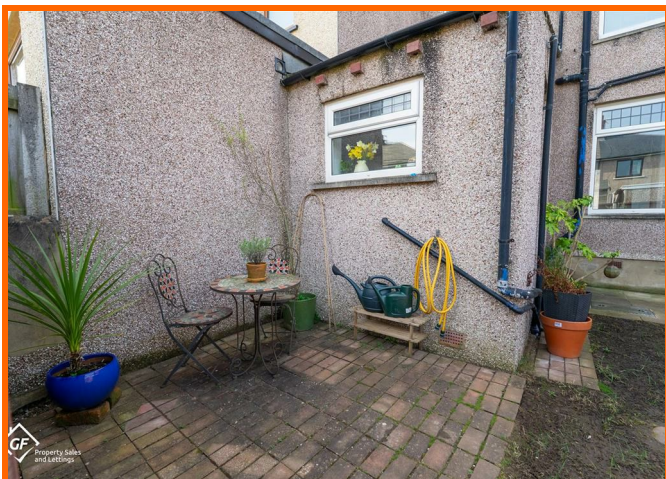
## **Cellar**

Stairs and electric.

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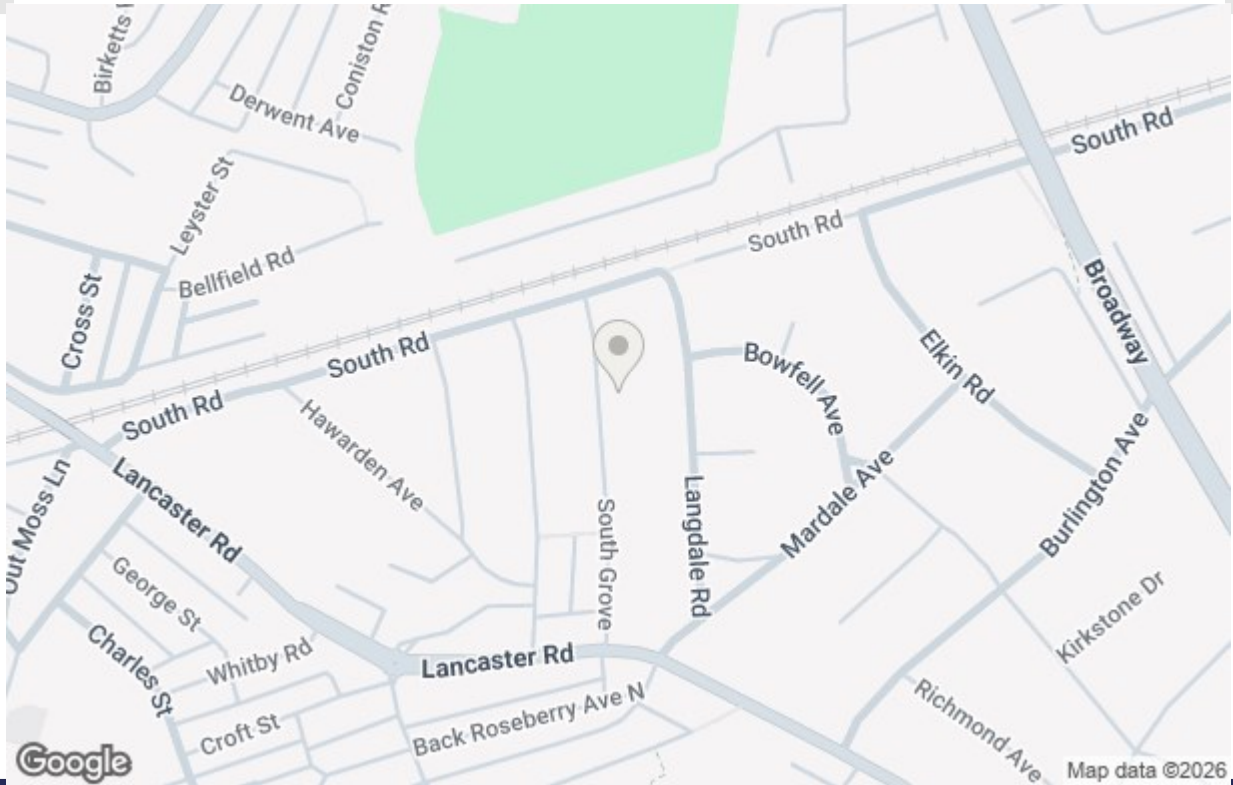
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[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

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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
55	76	F	B
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	