



**R&B**  
ESTATE AGENTS

14, Bellfield  
Road, Morecambe, LA4 5NQ

14, Bellfield Road, , Morecambe

## The property at a glance

3  1  1 

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Driveway
- Amenities & Schools Close By
- Tenure: Freehold
- Property Band: B
- EPC:
- Offered With No Chain Delay!

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[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£150,000**



# Get to know the property

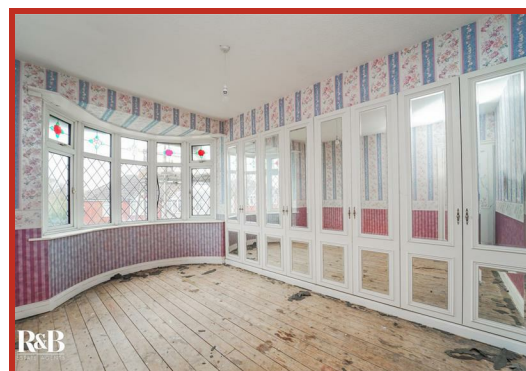


Situated on Bellfield Road in the charming town of Morecambe, this traditional semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms and two inviting reception rooms, this property offers ample space for families or individuals seeking room to grow.

The house, while in need of refurbishment, boasts a wealth of potential. Its extensive garden provides a perfect canvas for gardening enthusiasts or those who simply wish to enjoy outdoor space for relaxation and play. The generous garden area is ideal for hosting summer barbecues or for children to play freely.

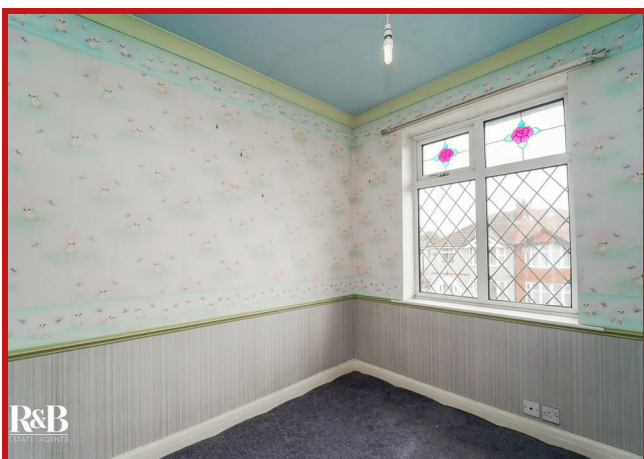
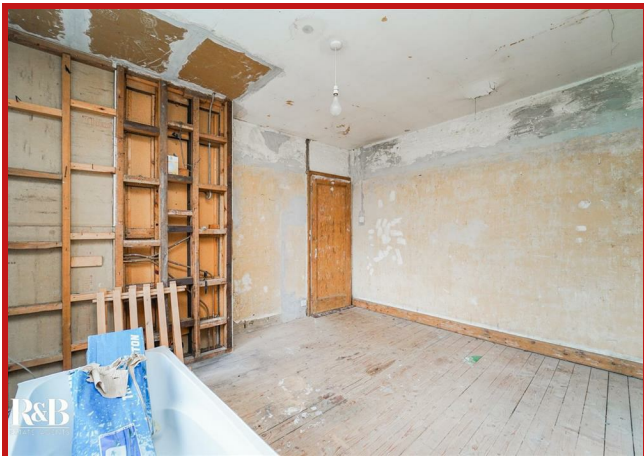
Conveniently located, this property is within easy reach of local schools, making it an excellent choice for families. The surrounding area offers a blend of community spirit and accessibility, ensuring that all essential amenities are just a short distance away.

This semi-detached home is not just a property; it is a chance to invest in a space that can be tailored to your personal taste and lifestyle. With a little vision and effort, this house can be transformed into a delightful family residence in a sought-after location. Do not miss the opportunity to make this house your own and enjoy all that Morecambe has to offer.





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LA4 5NQ



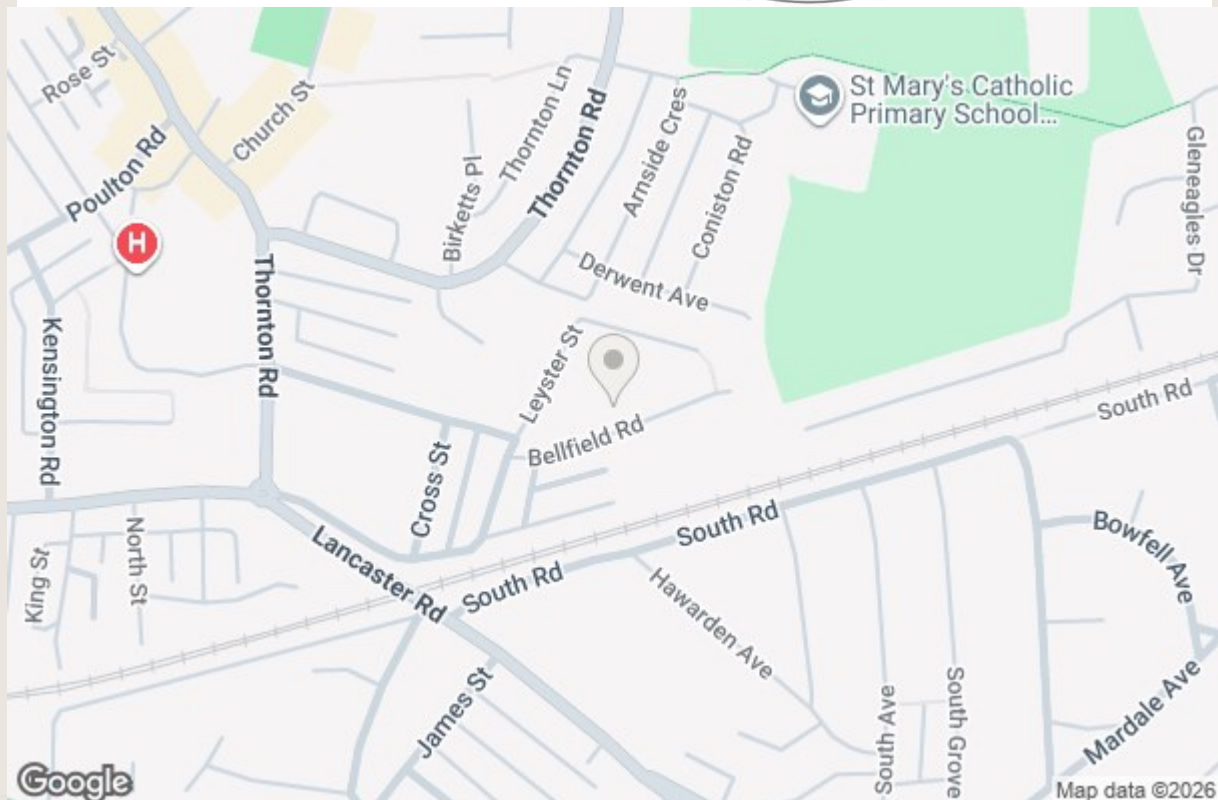
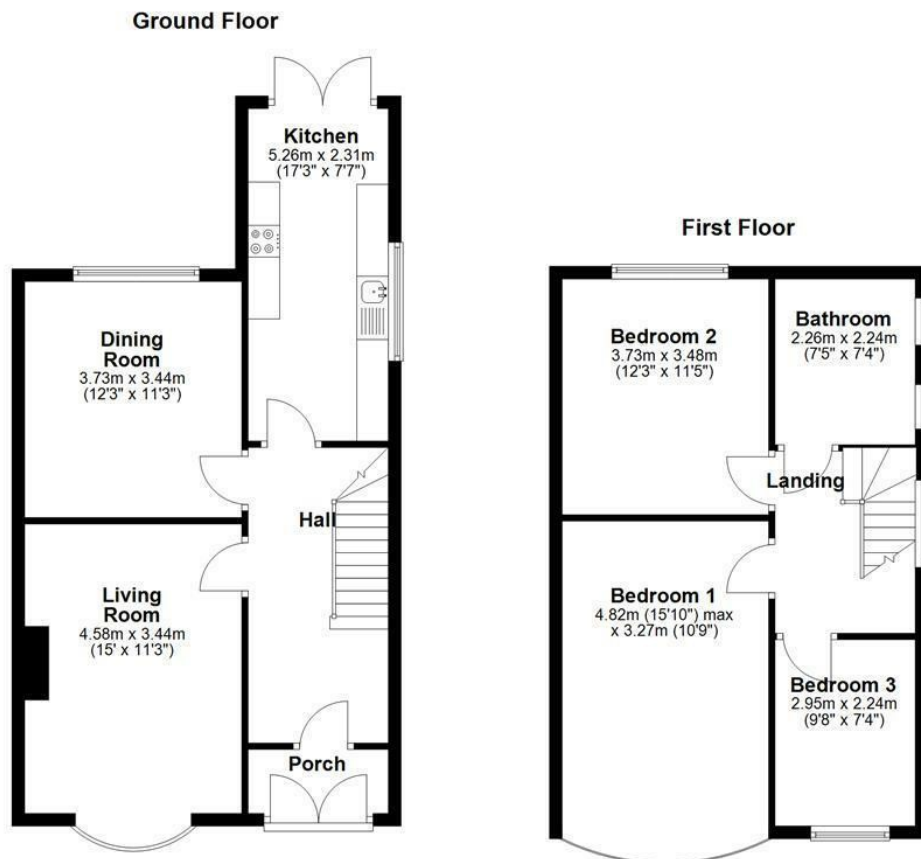
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# Take a nosey round



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>13</b>	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
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