



7 Selside Drive, Morecambe,  
LA4 4TX

7 Selside Drive, Morecambe

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

2  1  1 

- Well presented semi detached bungalow
- Two double bedrooms
- Modern kitchen diner
- Wet room
- UPVC double glazed
- Gas central heating
- Driveway
- Garage and private garden
- EPC Rating: D
- Council Tax Band: B



Get in touch today

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

# **£175,000**

# Get to know the property



Nestled on Selside Drive in the charming town of Morecambe, this delightful semi-detached bungalow presents an excellent opportunity for first-time buyers or those seeking the convenience of single-storey living. The property boasts two well-proportioned bedrooms, making it an ideal space for small families or individuals looking for a comfortable home.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The fitted kitchen is both functional and inviting, providing ample space for culinary creations. Adjacent to the kitchen, the rear porch serves a dual purpose, functioning as a utility space that enhances the practicality of the home.

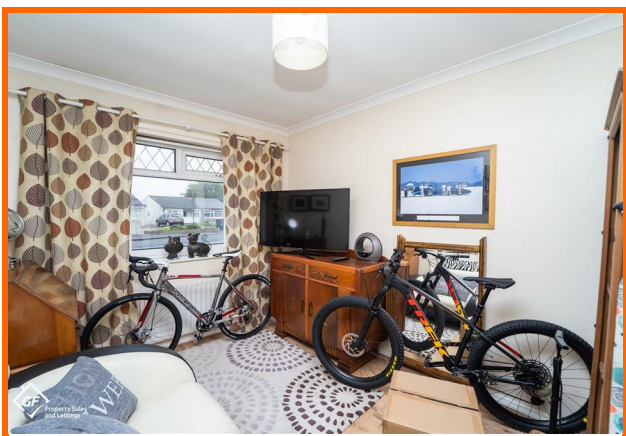
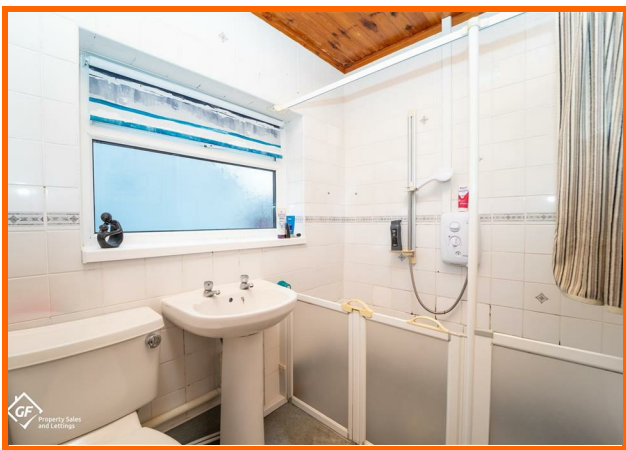
The bungalow features a modern shower room, ensuring convenience and comfort for its residents. One of the standout features of this property is the good-sized rear garden, which offers a private outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property includes a garage and off-street parking, providing valuable space for vehicles and storage.

This lovely bungalow on Selside Drive is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract those looking for a peaceful and convenient lifestyle in Morecambe. Do not miss the chance to make this charming property your new home.

\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



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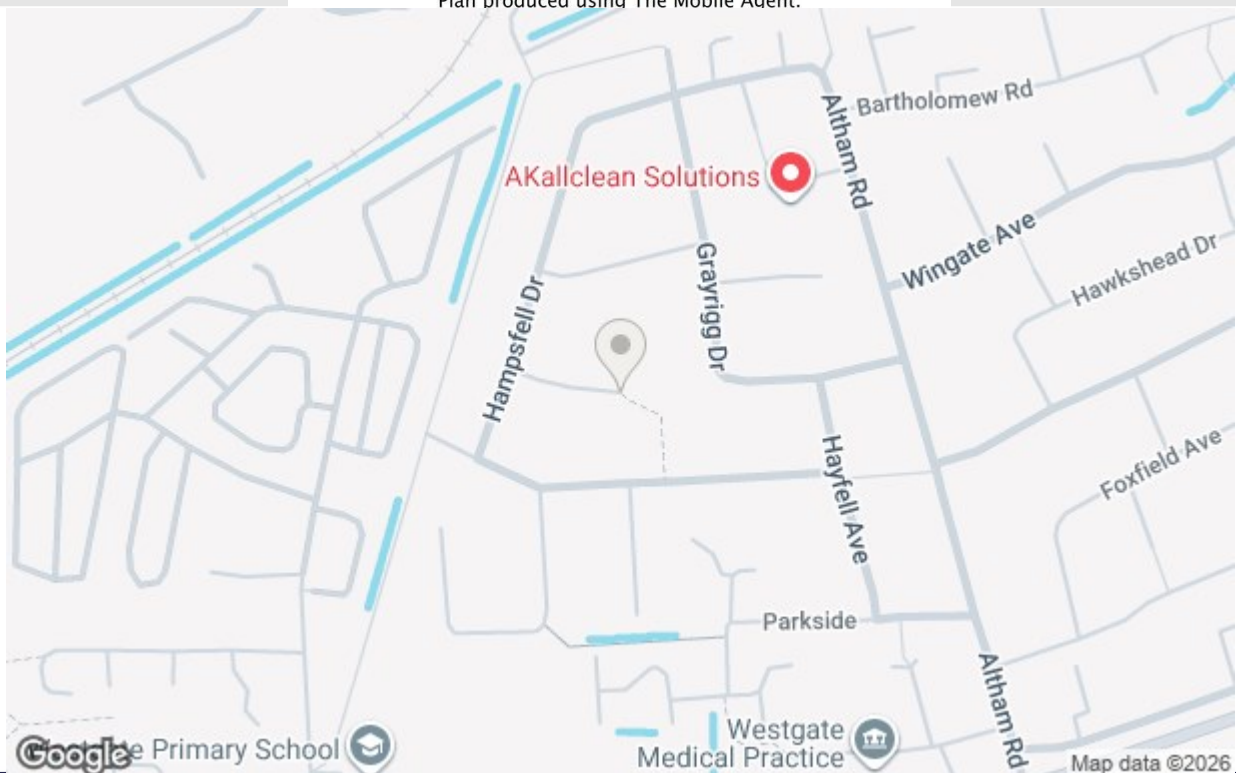
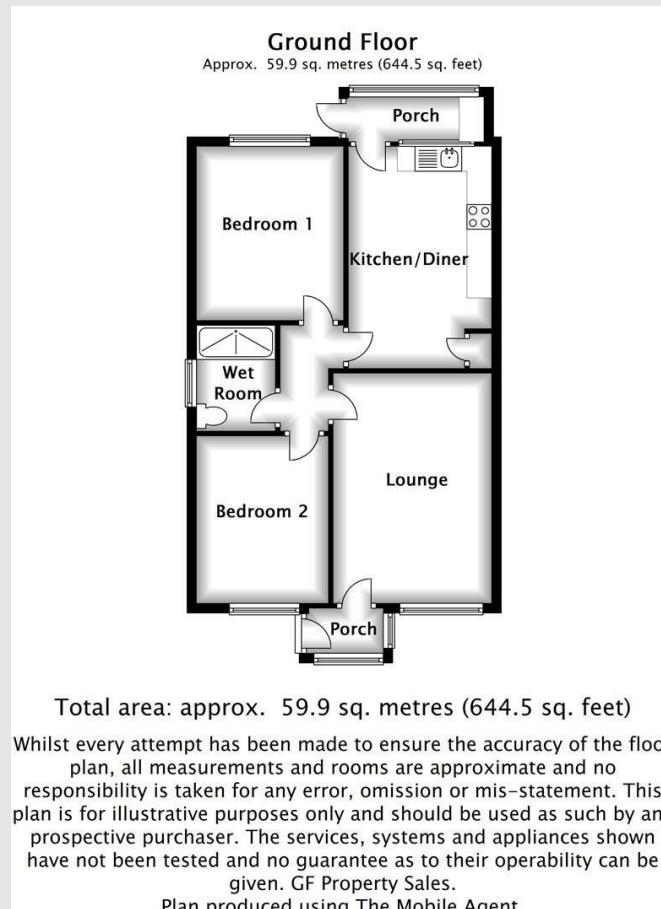
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# Take a nosey round



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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>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (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                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |