



**R&B**  
ESTATE AGENTS

28 Bowfell Avenue, Morecambe,  
LA4 5XD

28, Bowfell Avenue, Morecambe

# The property at a glance

3  1  2 

- Corner plot
- Lovely family home
- Wrap around garden
- Modern kitchen & bathroom
- Three double bedrooms
- Garage and off street parking
- Close to schools and local amenities
- Tenure Freehold
- EPC Rating TBC
- Council Tax Band B

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**£240,000**

# Get to know the property

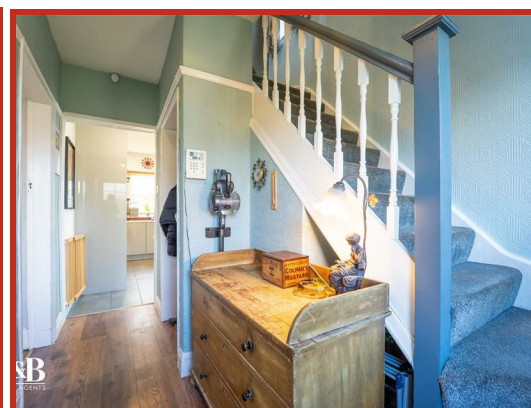
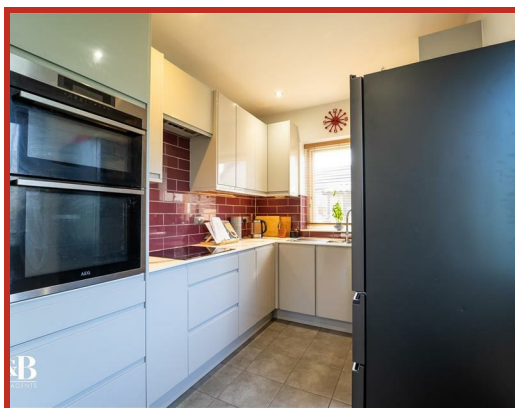
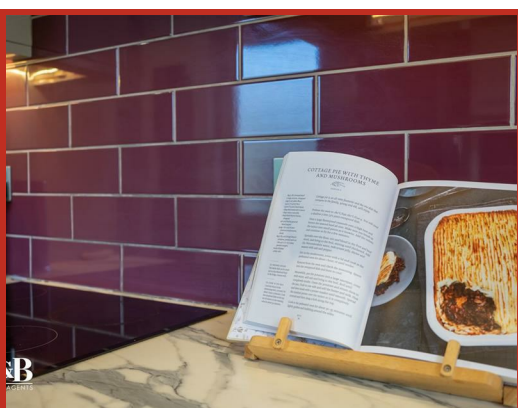


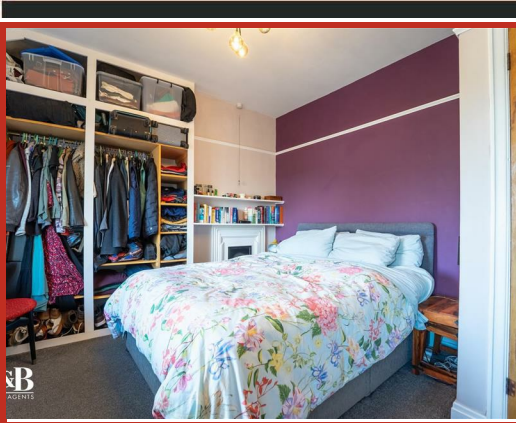
Nestled on Bowfell Avenue in the charming town of Morecambe, this delightful house presents an ideal family home, blending modern comforts with preserved original features. The property boasts three spacious double bedrooms, providing ample space for family living or guests. The modern bathroom has been thoughtfully designed to meet the needs of today's lifestyle.

As you enter, you are welcomed into two inviting reception rooms, perfect for both relaxation and entertaining. The main reception room features elegant French doors that seamlessly connect to the rear garden, allowing for an abundance of natural light and a lovely flow between indoor and outdoor spaces. This connection to the garden enhances the overall appeal of the home, making it a wonderful spot for family gatherings or quiet evenings.

The modern kitchen is well-equipped and designed for functionality, catering to all your culinary needs. Situated on a corner plot, the property benefits from a wrap-around garden, offering a generous outdoor space for children to play or for gardening enthusiasts to indulge their passion. Additionally, off-street parking is available, providing convenience and peace of mind.

This home is not just a property; it is a sanctuary that combines character with modern living, making it a perfect choice for families seeking comfort and style in a welcoming community. Don't miss the opportunity to make this lovely house your new home.





**Hall**

3.33m x 2.41m (10'11" x 7'11")

**Reception Room**

3.33 x 3.33 (10'11" x 10'11")

**Reception Room**

4.24 x 3.33 (13'10" x 10'11")

**Kitchen**

3.27 x 2.41 (10'8" x 7'10")

**Landing**

1.54 x 2.72 (5'0" x 8'11")

**Bathroom**

1.80m x 1.27m (5'11" x 4'2")

**W/C**

1.80m x 0.91m (5'11" x 3'00")

**Bedroom One**

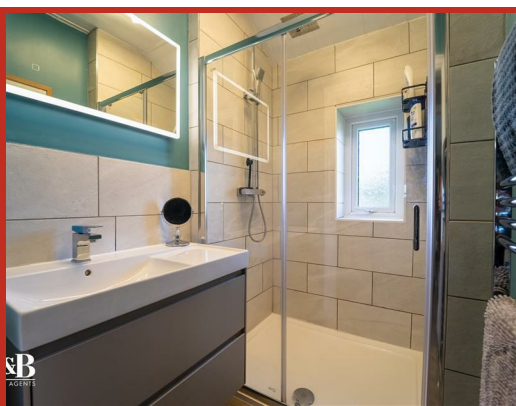
3.94 x 3.33 (12'11" x 10'11")

**Bedroom Two**

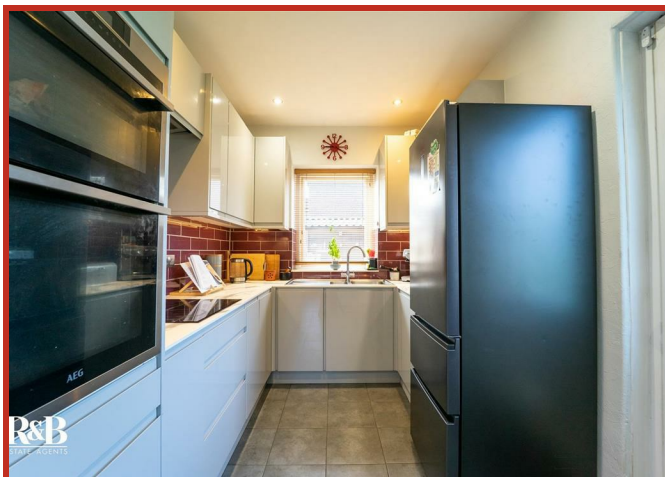
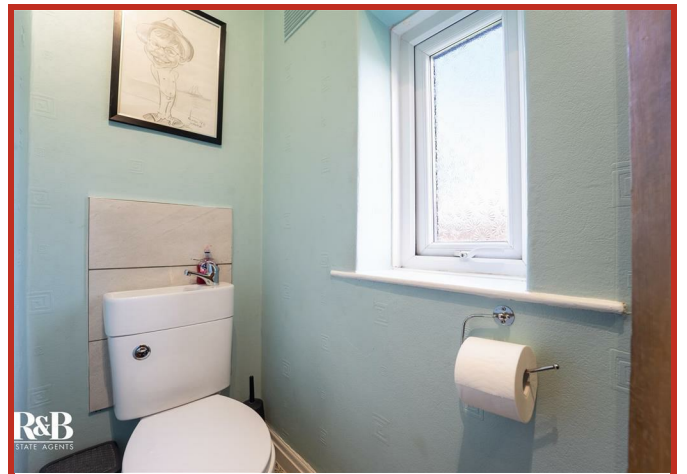
4.24 x 3.02 (13'10" x 9'10")

**Bedroom Three**

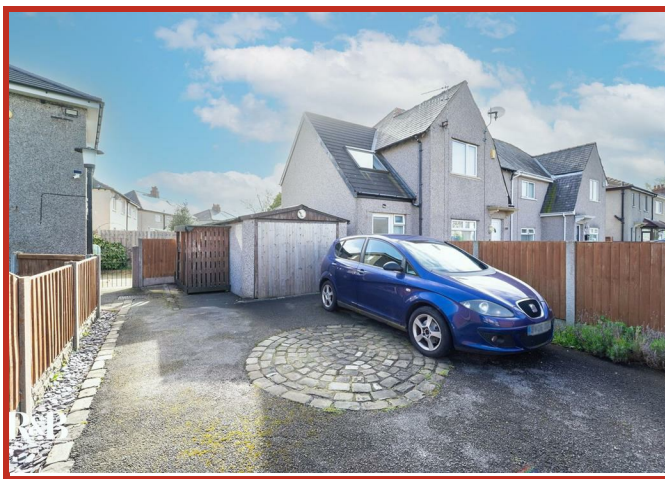
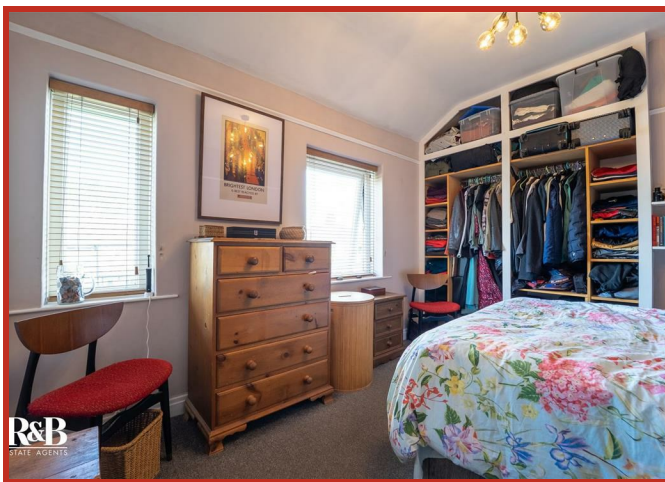
2.72 x 2.72 (8'11" x 8'11")



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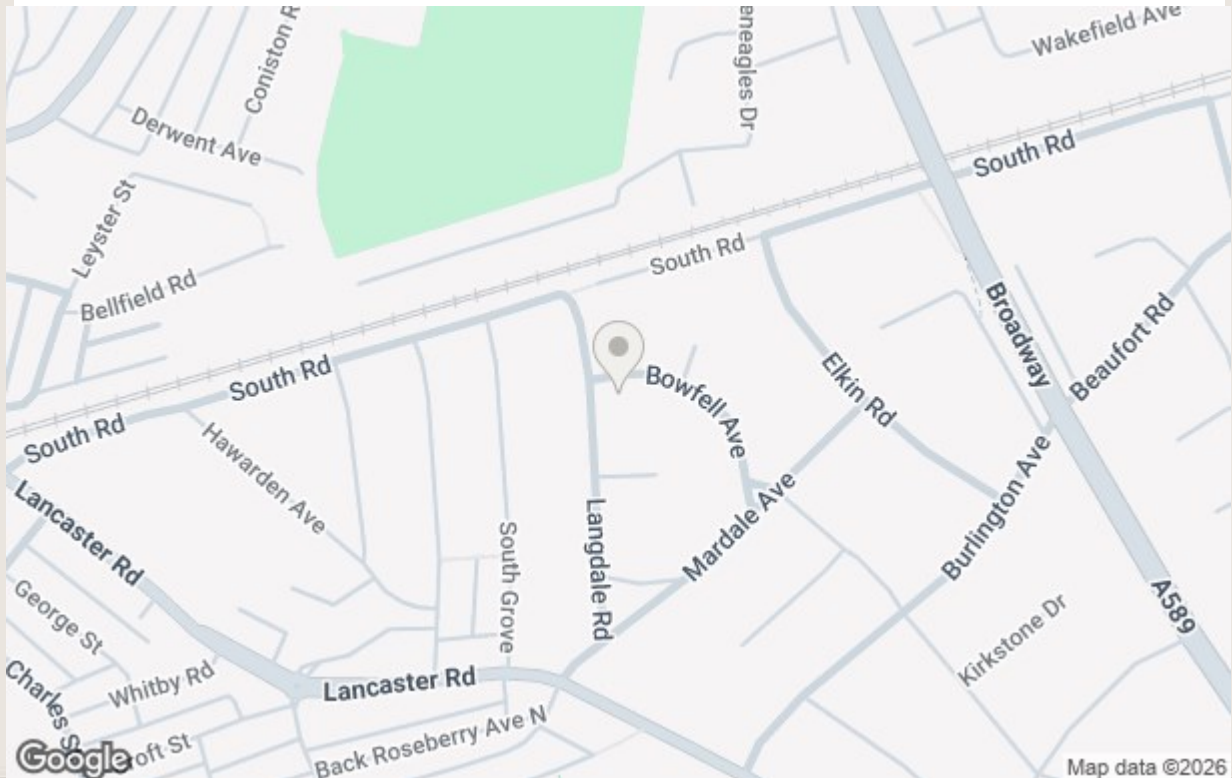
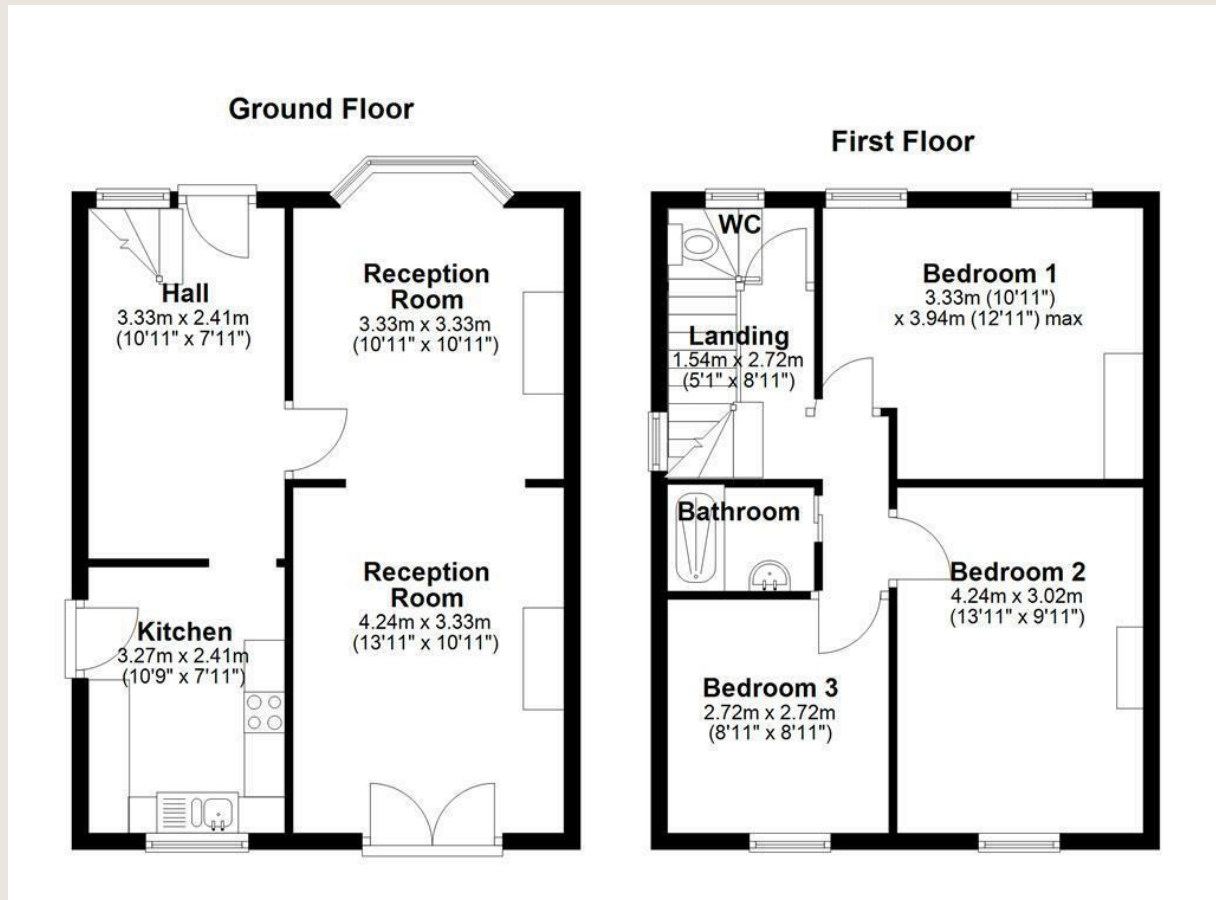
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# Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</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>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC