



16 Selside Drive,  
Morecambe, LA4 4TX

16, Selside Drive, Morecambe

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

2  1  1 

- Semi Detached Bungalow
- Two Double Bedrooms
- Open Plan Lounge To Dining Room
- Modern Fitted Kitchen & Bathroom
- Driveway & Detached Garage
- Gardens Front & Rear
- Sought After Location
- Tenure: Freehold
- Property Band: B
- EPC: D



Get in touch today

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# **£200,000**



# Get to know the property



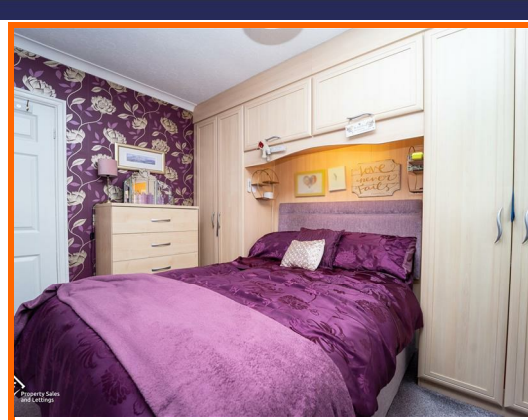
Nestled on Selside Drive in the charming coastal town of Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into an open plan living space that seamlessly combines the living, dining, and kitchen areas. This contemporary layout not only maximises space but also creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The modern bathroom is thoughtfully designed, providing both style and functionality.

The property boasts a garage, ensuring secure storage, while ample off-street parking is available for your convenience. The surrounding area is peaceful, making it an ideal location for those who appreciate a tranquil lifestyle, yet it remains close to local amenities and the beautiful Morecambe Bay.

This bungalow is a wonderful opportunity for anyone looking to settle in a friendly community, with the added benefit of easy access to the stunning coastal scenery that Morecambe is renowned for. Don't miss the chance to make this charming property your new home.





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

### Entrance Vestibule

2 x UPVC double glazed windows, UPVC double glazed frosted door, luxury vinyl floor, door to reception room.

### Reception Room

UPVC double glazed window, electric fire, marble hearth and surround, central heating radiator, open to kitchen, door to hall, concealed Ideal combi boiler.

### Kitchen

2 x UPVC double glazed windows, UPVC double glazed frosted window, glass splash back, range of wall, drawer and base units, gas hob with electric oven, stainless steel sink with mixer tap, plumbing for dishwasher and washing machine, luxury vinyl floor.

### Hall

Smoke alarm, loft access, doors to bedrooms 1, 2 and bathroom. Luxury vinyl floor.

### Bathroom

UPVC double glazed window, 2 x spot lighting, central heating towel radiator, fully tiled to complement, P-Shaped bath with mixer tap, main feed rinse, vanity sink with mixer tap, dual flush WC, luxury vinyl floor.

### Bedroom 1

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom 2

UPVC double glazed window, central heating radiator, fitted wardrobes, coving.

### Garage

Electric, up and over door.

### Front Garden

Block paved driveway leading to garage.

### Rear Garden

Flagged, astro turf, garden house.





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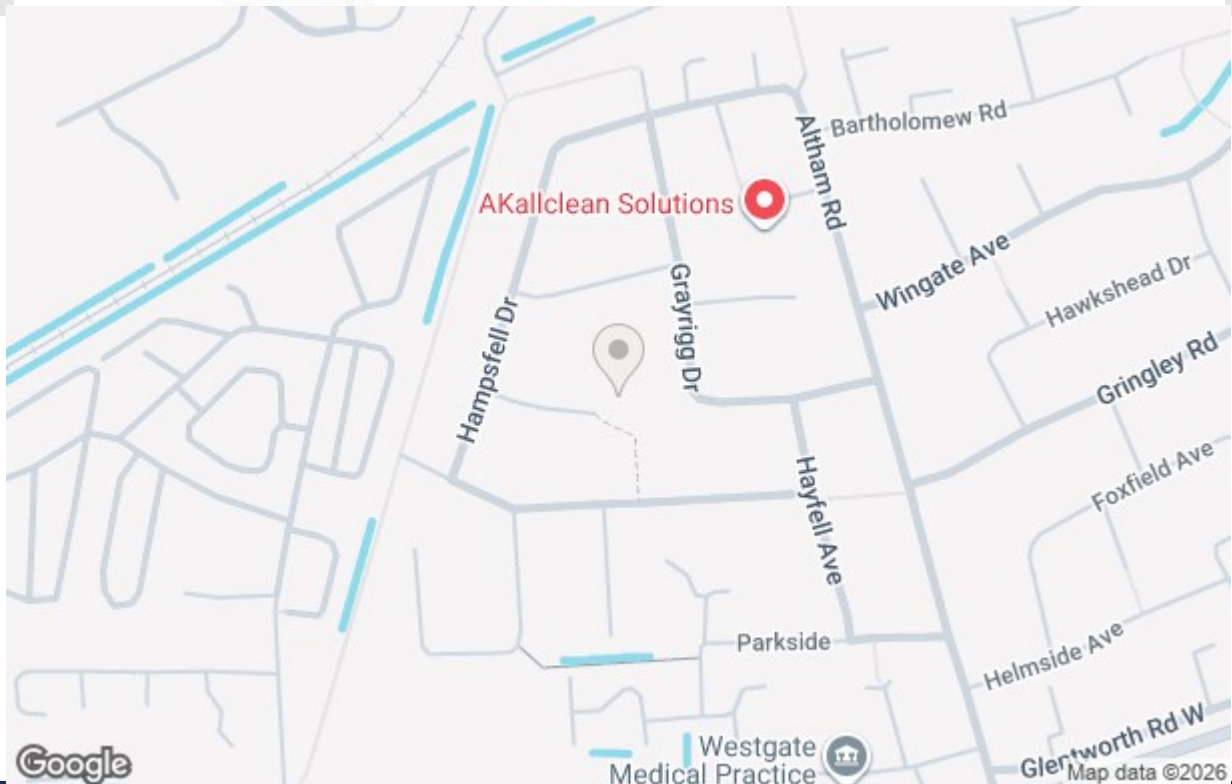
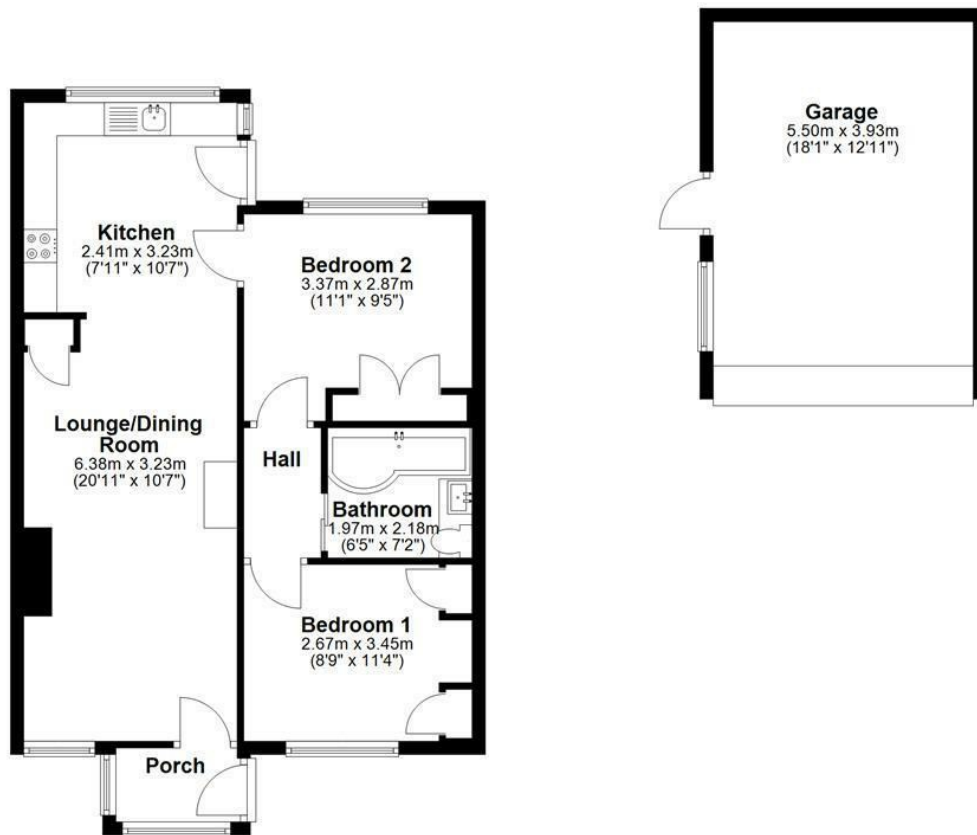
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# Take a nosey round

Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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>	<b>60</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	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			
England & Wales		EU Directive	