

18 Borrowdale Grove, Morecambe, LA4 5XJ



£260,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Modern Three-Bedroom Semi-Detached Home in a Quiet Cul-de-Sac

Tucked away at the end of a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers stylish, modern living in a convenient and sought-after location. Ideal for first-time buyers or growing families.

The heart of the home is the impressive open-plan kitchen diner. Sliding pocket doors lead through to a spacious lounge, creating flexibility between open-plan living and a more private, cosy space when needed.

Upstairs, there are three bedrooms and a modern three-piece bathroom, featuring both a bath and a walk-in shower, along with a wash basin and W.C.

Externally, the property continues to impress with a generous rear garden, mainly laid to lawn and complemented by a raised patio area ideal for outdoor dining or relaxing. A driveway provides parking for two vehicles and leads to a garage, offering additional storage or workspace.

Located close to local shops, amenities, and regular bus routes, this is a fantastic opportunity to secure a modern, move-in ready home in a peaceful yet well-connected setting.

Entrance Hallway



Laminate flooring, large radiator, double glazed frosted window to front, stairs to first floor, under stairs storage cupboard with plumbing for washing machine.

Living Room



Laminate flooring, double glazed large bay window to front, radiator, electric fire with marble mantle, sliding pocket doors into kitchen/diner.

Kitchen/Dining Room



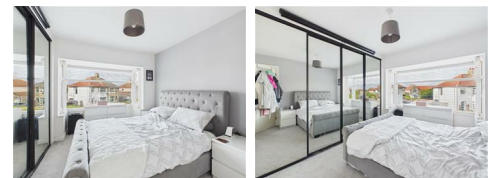
Laminate flooring, double glazed patio doors out to garden, range of matching modern wall and base units, integrated fridge/freezer, integrated slimline dishwasher, induction hob, extractor door, electric oven, double glazed window to rear, breakfast bar.

First Floor Landing



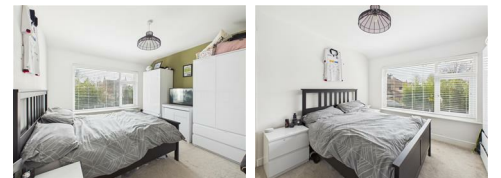
Carpeted, frosted double glazed window.

Bedroom One



Carpeted, radiator, large double glazed bay window to front.

Bedroom Two



Carpeted, radiator, large double glazed window to rear.

Bedroom Three



Laminate flooring, radiator, double glazed window to front.

Bathroom



Tiled flooring, walk in shower with tiled walls, large bath with tiled surround, frosted double glazed window to rear, heated towel rail, wash hand basin and W.C.

Outside



Raised patio, spacious lawn, 2 year old boiler in outdoor storage room, access to driveway.

Garage

Power, lighting and window to rear.

Useful Information

Tenure Freehold

Council Tax Band (C) - £2,187.63

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	57
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

781 ft²
72.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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