



15 Duddon Close,  
Morecambe, LA3 3SW

15, Duddon Close, Morecambe

## *The property at a glance*



- End Terraced Town House
- Three Bedrooms
- Family Bathroom & En-Suite
- Spacious Reception Room
- Stylish Kitchen / Dining Room
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band:
- EPC: D
- Sought After Location, easy access to M6 link Road



Get in touch today

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# £185,000

# Get to know the property



Welcome to this lovely house located on Duddon Close in the delightful town of Morecambe. This property offers a perfect blend of comfort and practicality, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is the open kitchen and dining room, which is designed to be both functional and sociable. This layout allows for easy interaction while cooking and dining, making it a wonderful space for family gatherings.

The property boasts three bedrooms, providing ample space for rest and relaxation..

Outside, the low maintenance garden offers a lovely outdoor space to enjoy, whether you wish to unwind with a book or host a summer barbecue. Additionally, off-street parking is available, providing convenience and peace of mind.

Situated in a quiet neighbourhood, this home is close to local amenities and transport links, making it easy to explore the surrounding area. With its appealing features and practical layout, this property is a wonderful opportunity for anyone looking to settle in Morecambe. Don't miss your chance to make this house your new home

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





## Hallway

Wood single frosted door, stairs leading to first floor, door leading to reception room.

## Reception Room

Wood double glazed window, central heating radiator, understairs cupboard, open to dining room and kitchen.

## Kitchen/ Dining Room

UPVC double glazed window, UPVC double glazed French doors leading to rear, 8 x spot lights, range of wall, drawer and base units, laminate worktop, extractor hood, tiled splash back, gas hob, electric oven, stainless steel sink with mixer tap, space for fridge freezer, central heating radiator, plumbing for washing machine, laminate floor. Concealed logic combi boiler.

## Landing

Loft access, smoke alarm, stairs to ground floor, doors to bathroom and bedrooms 1,2 & 3.

## Bathroom

Central heating towel radiator, extractor, tile walls, wall mounted sink with mixer tap, dual flush WC, panelled bath with mixer tap and shower with waterfall head, tiled floor.

## Bedroom 1

Wood double glazed window, central heating radiator, coving, built-in wardrobe.

## En-Suite

Single shower, plumbing for sink.

## Bedroom 2

Wood double glazed window, central heating radiator.

## Bedroom 3

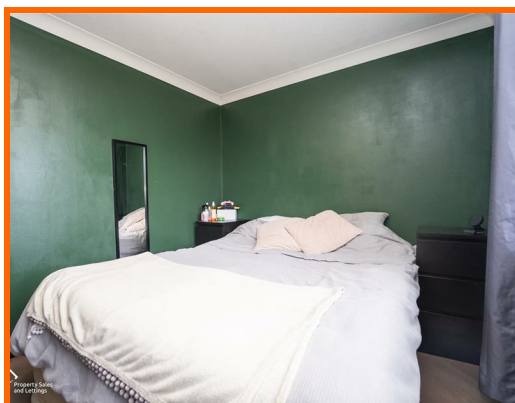
Wood double glazed window, central heating radiator.

## External- Front

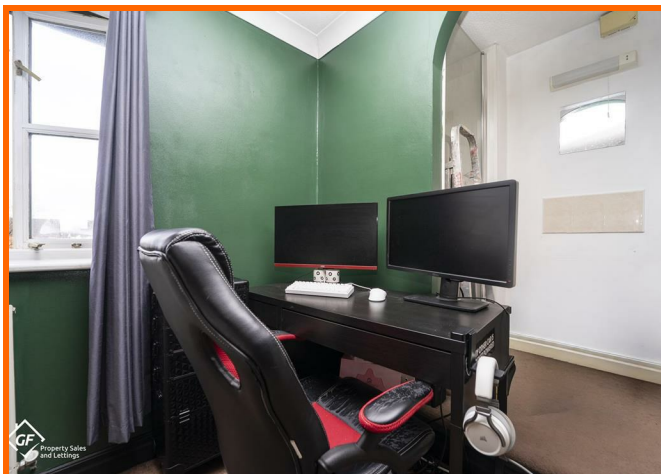
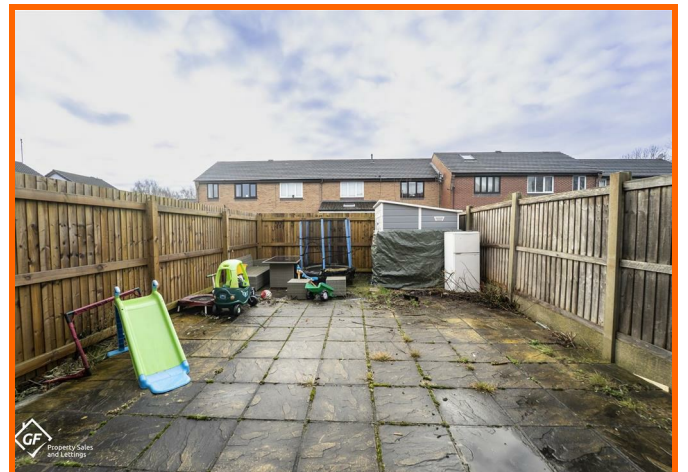
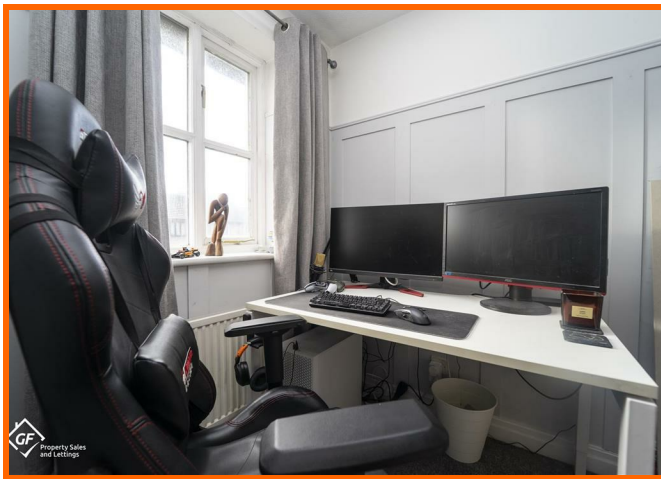
Golden gravel, paving and parking.

## External - Rear

Enclosed, low maintenance rear garden.



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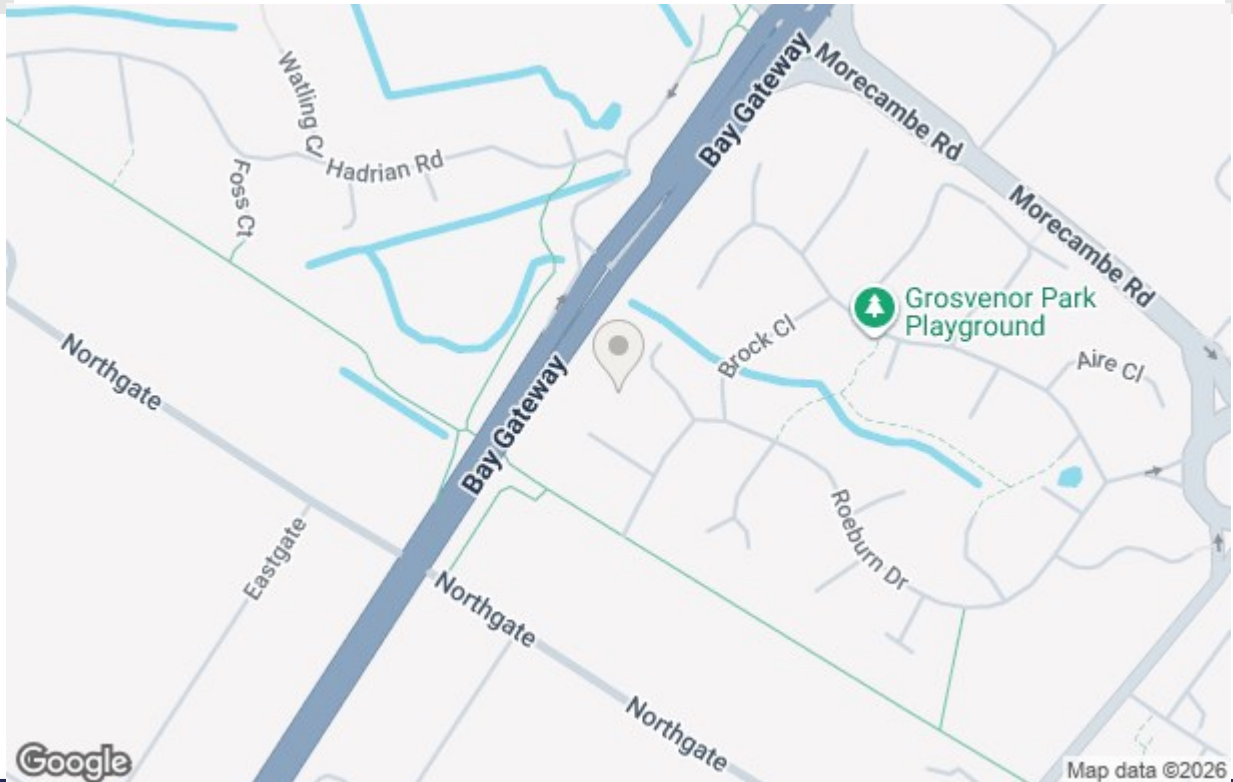
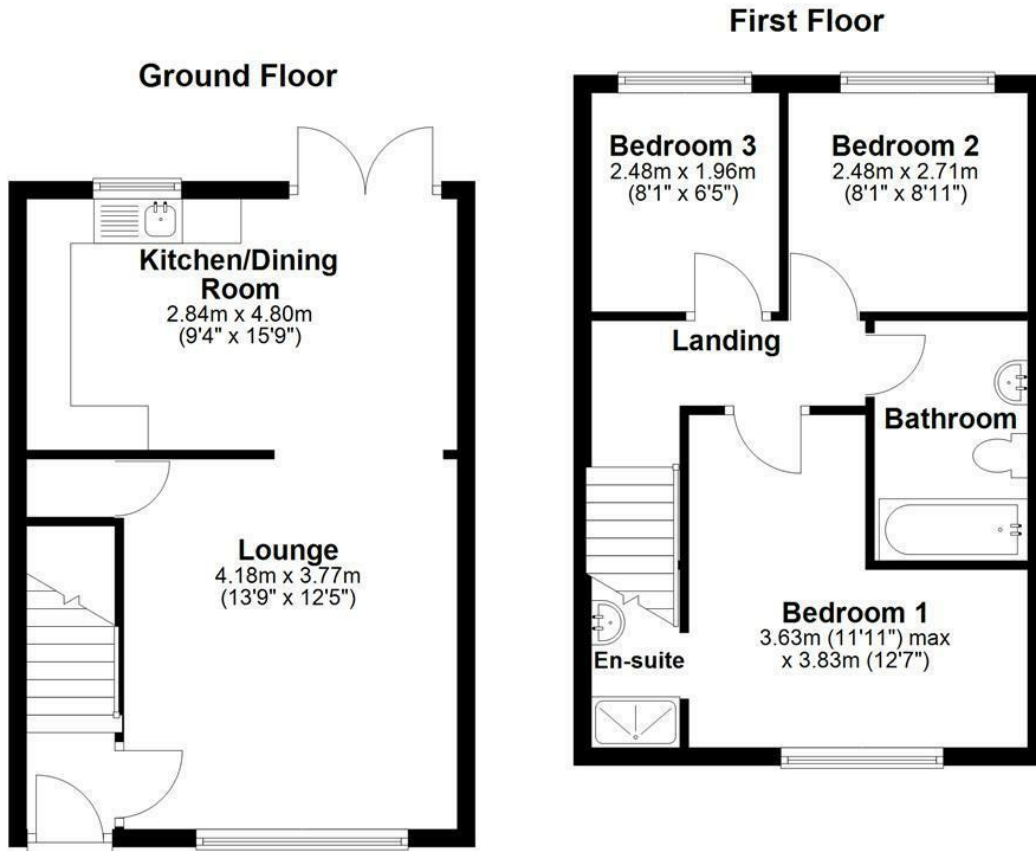
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# Take a nosey round



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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>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(65-81) <b>B</b>	
(65-80) <b>C</b>		(55-80) <b>C</b>	
(55-64) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>87</b>	<b>60</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC