



41 Buckingham Road,  
Morecambe, LA4 4QR

41, Buckingham Road, Morecambe

## *The property at a glance*

3  1  2 

- Semi Detached Property Positioned On Advantageous Corner Plot
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Driveway & Garage
- Schools, Amenities & Transport Links
- Tenure: Freehold
- Property Band: B
- EPC: TBC
- Offered With No Chain Delay!



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

**Offers Over**  
**£180,000**

# Get to know the property



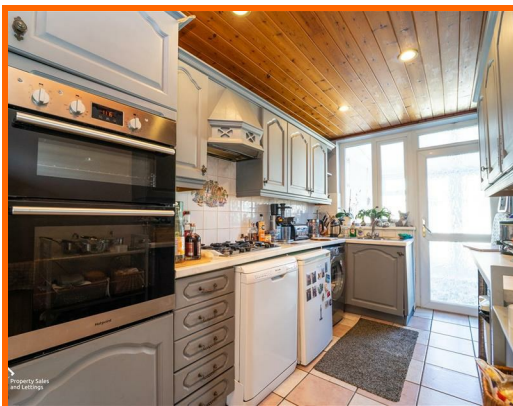
Positioned on the popular Buckingham Road in Morecambe, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Set on a corner plot, the property boasts a spacious layout with two inviting reception rooms, perfect for both relaxation and entertaining. The lounge offers a warm and welcoming atmosphere, while the dining room provides an ideal space for family meals and gatherings.

With three well-proportioned bedrooms, this home is designed to accommodate the needs of a growing family or those seeking extra space. The single bathroom is conveniently located, ensuring ease of access for all residents.

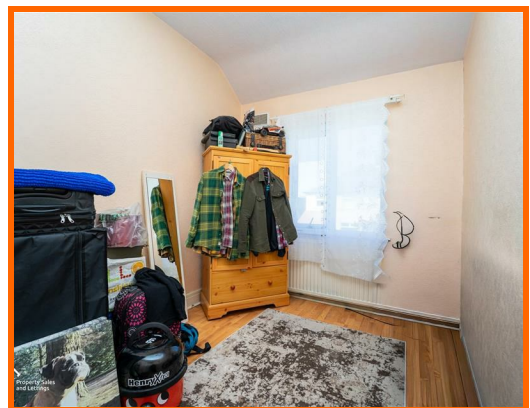
The property also features a gated driveway, providing parking for four vehicles, which is a valuable asset in this bustling area. Its convenient location means that schools and local amenities are just a short distance away, making daily life both practical and enjoyable.

This semi-detached house on Buckingham Road is not just a home; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from those looking to settle in the vibrant community of Morecambe. Do not miss the chance to view this lovely property and envision your future here.

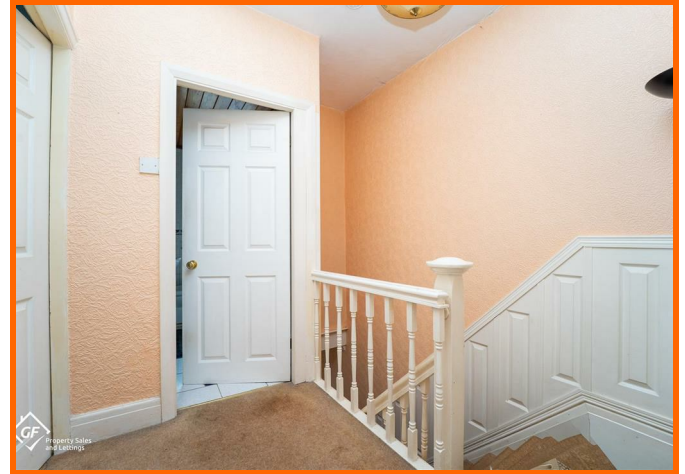
To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.



# Get to know the property



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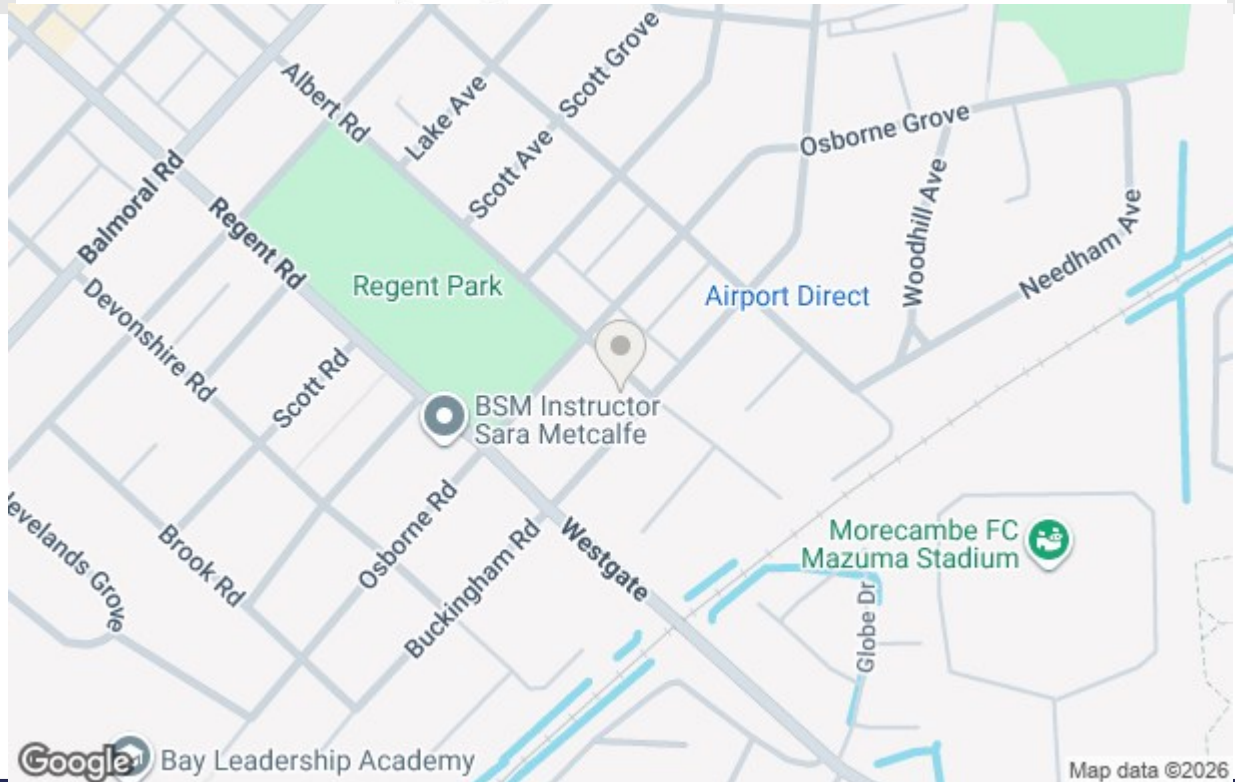
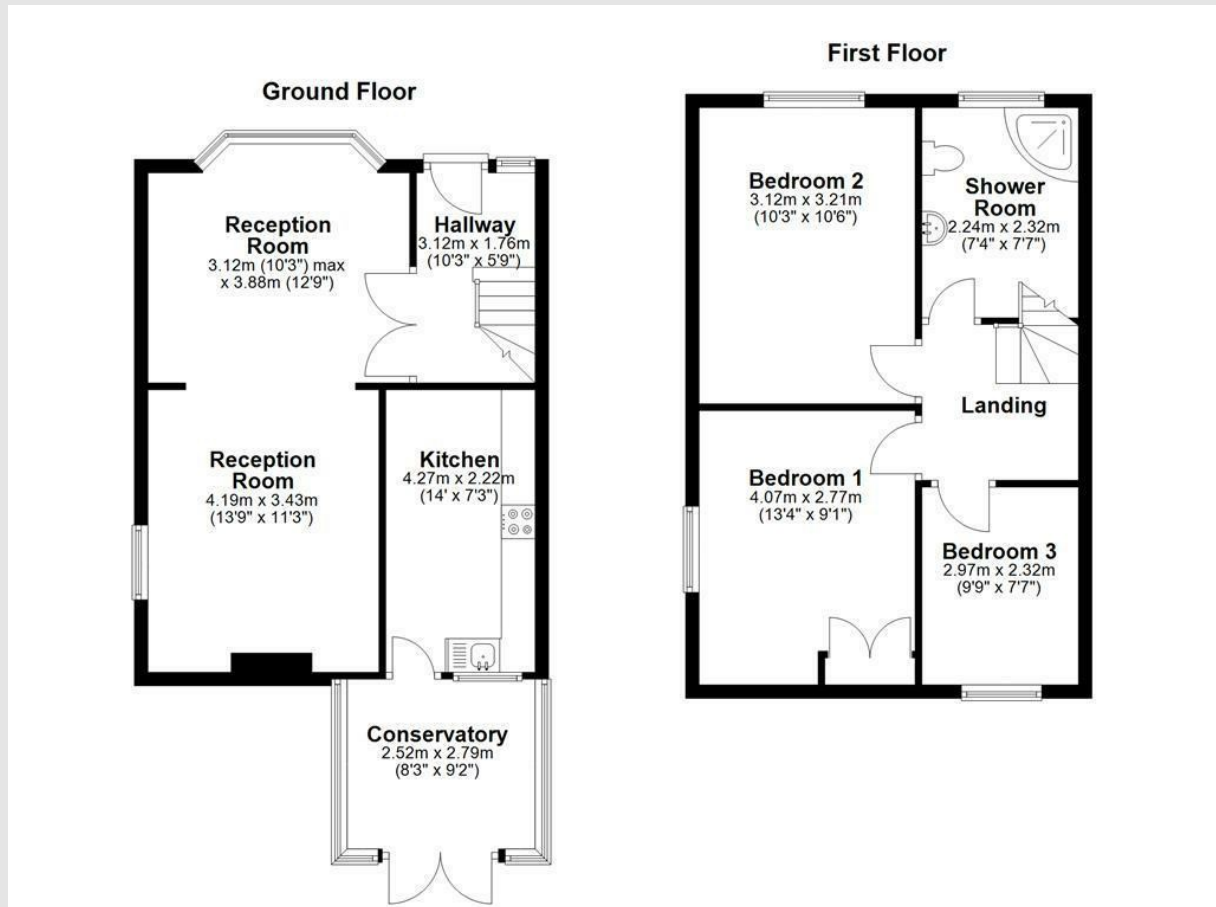
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# Take a nosey round



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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>		(65-80) <b>B</b>	
(65-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <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>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC