



4A Scott Avenue,
Morecambe, LA4 4LL

4A, Scott Avenue, Morecambe

The property at a glance



- First Floor Flat
- Spacious Reception Room
- Double Bedroom
- Kitchen & Bathroom
- Front Tarmac Driveway
- Tenure: Leasehold
- Property Band: A
- EPC: D
- Excellent Transport Links & Amenities



Get in touch today

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

£95,000

Get to know the property



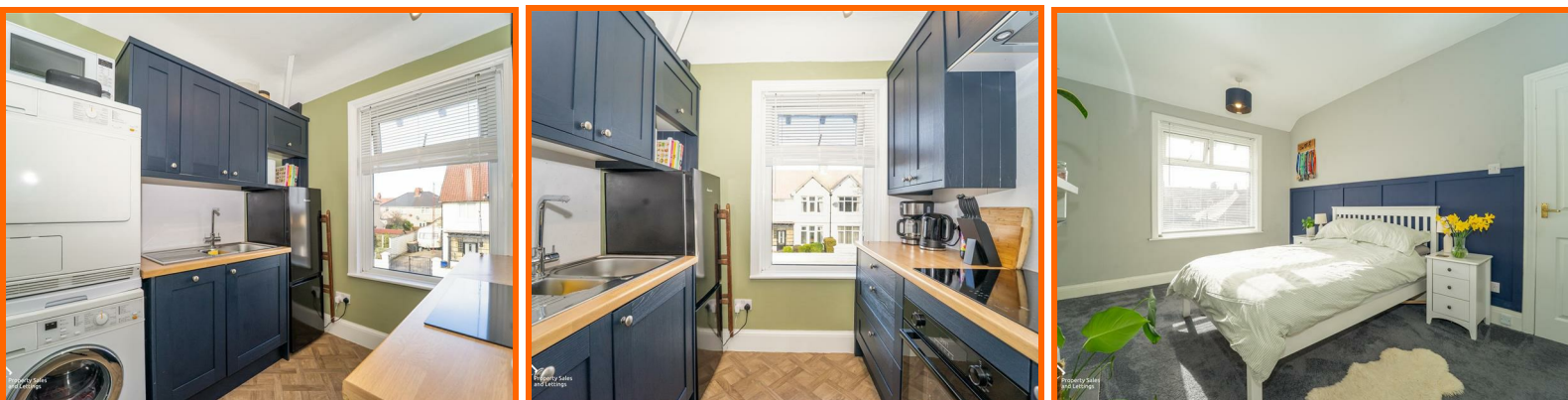
Nestled on Scott Avenue in the charming town of Morecambe, this delightful flat offers a perfect blend of modern living and convenience. Recently renovated to a lovely standard, this one-bedroom property is ideal for individuals or couples seeking a comfortable and stylish home.

As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by the great natural light that floods the space. The well-appointed bathroom features a separate W/C, providing added convenience for residents and guests alike. The thoughtful renovations ensure that every corner of the home is both functional and aesthetically pleasing.

Location is key, and this property does not disappoint. Situated close to schools and local amenities, you will find everything you need within easy reach. Whether you are looking for shops, parks, or educational facilities, the vibrant community surrounding Scott Avenue has it all.

This flat is not just a home; it is a lifestyle choice that offers comfort, convenience, and a sense of community. If you are in search of a property that combines modern living with accessibility, this charming residence in Morecambe is certainly worth considering.

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





Entrance Hall

UPVC double glazed frosted window, electric heater, UPVC double glazed frosted door, wood single glazed frosted door to stairs, stairs to first floor.

Landing

UPVC double glazed window, loft access, stairs to ground floor, doors to kitchen, reception room, bedroom, bathroom & WC.

Reception Room

UPVC double glazed bay window, electric room heater.

Kitchen

UPVC double glazed window, electric heater, shaker style wall and base units, wood effect laminate units, stainless steel sink with mixer tap, cladded splash back, 4 ring induction hob, electric oven, space for fridge

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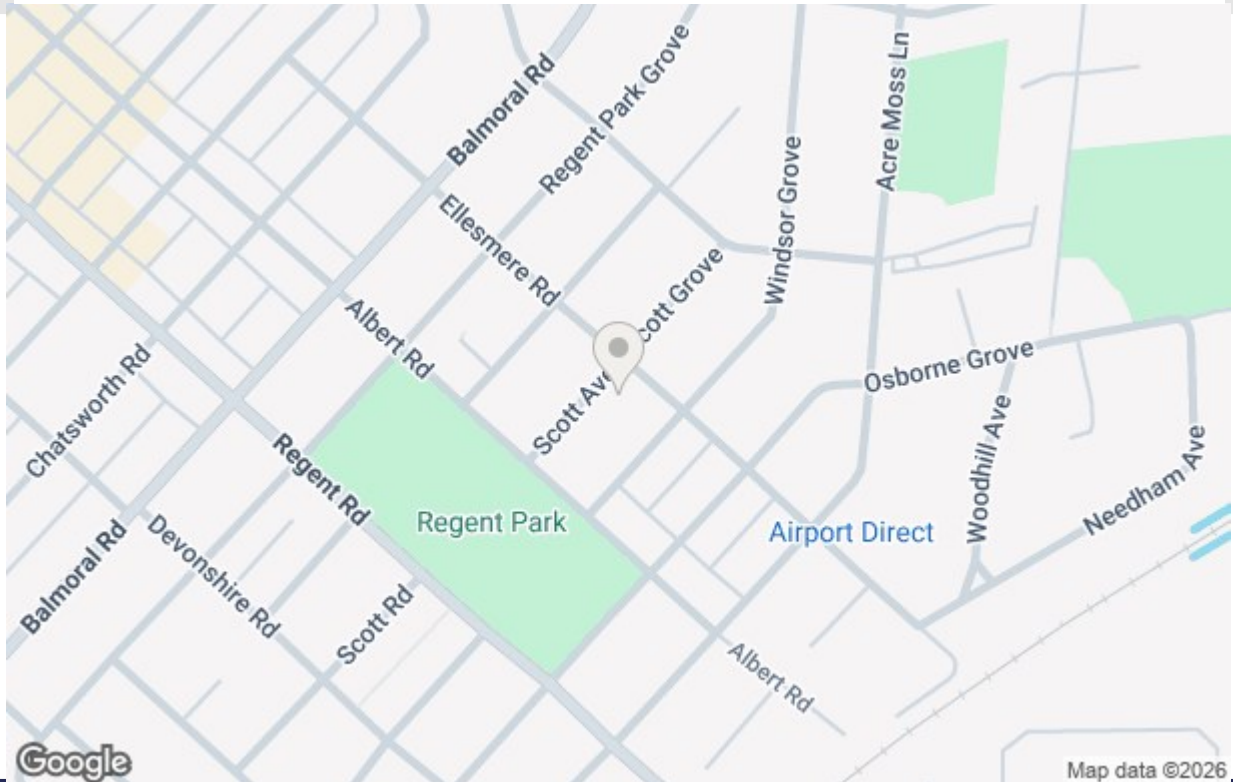
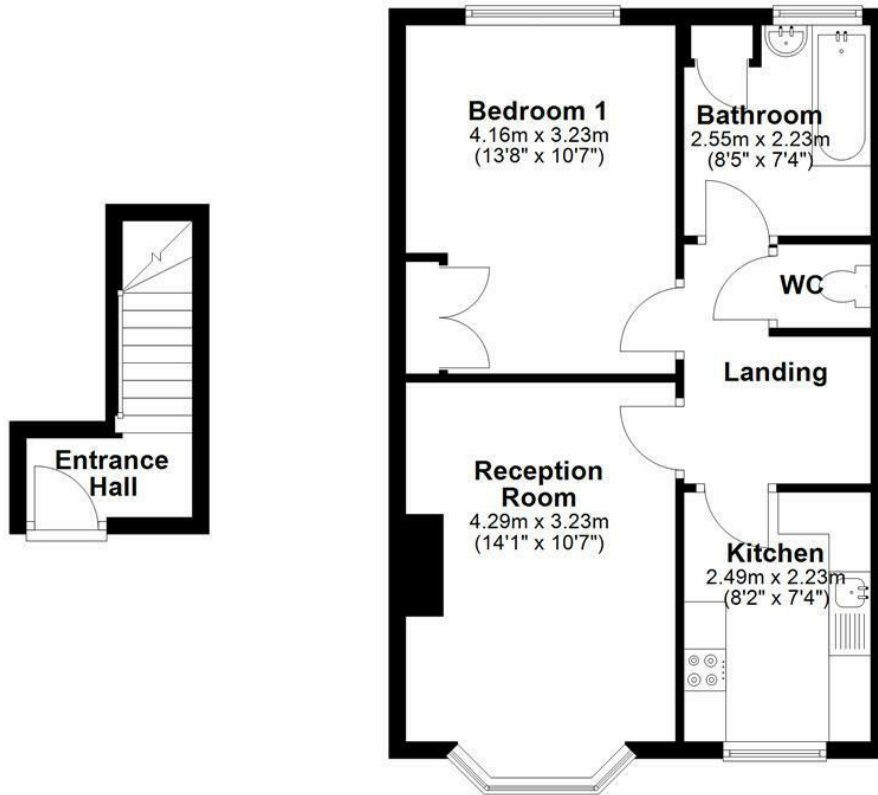
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Take a nosey round

Ground Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(65-80) C		(65-80) C	
(55-64) D		(55-64) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	74		
	57		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC