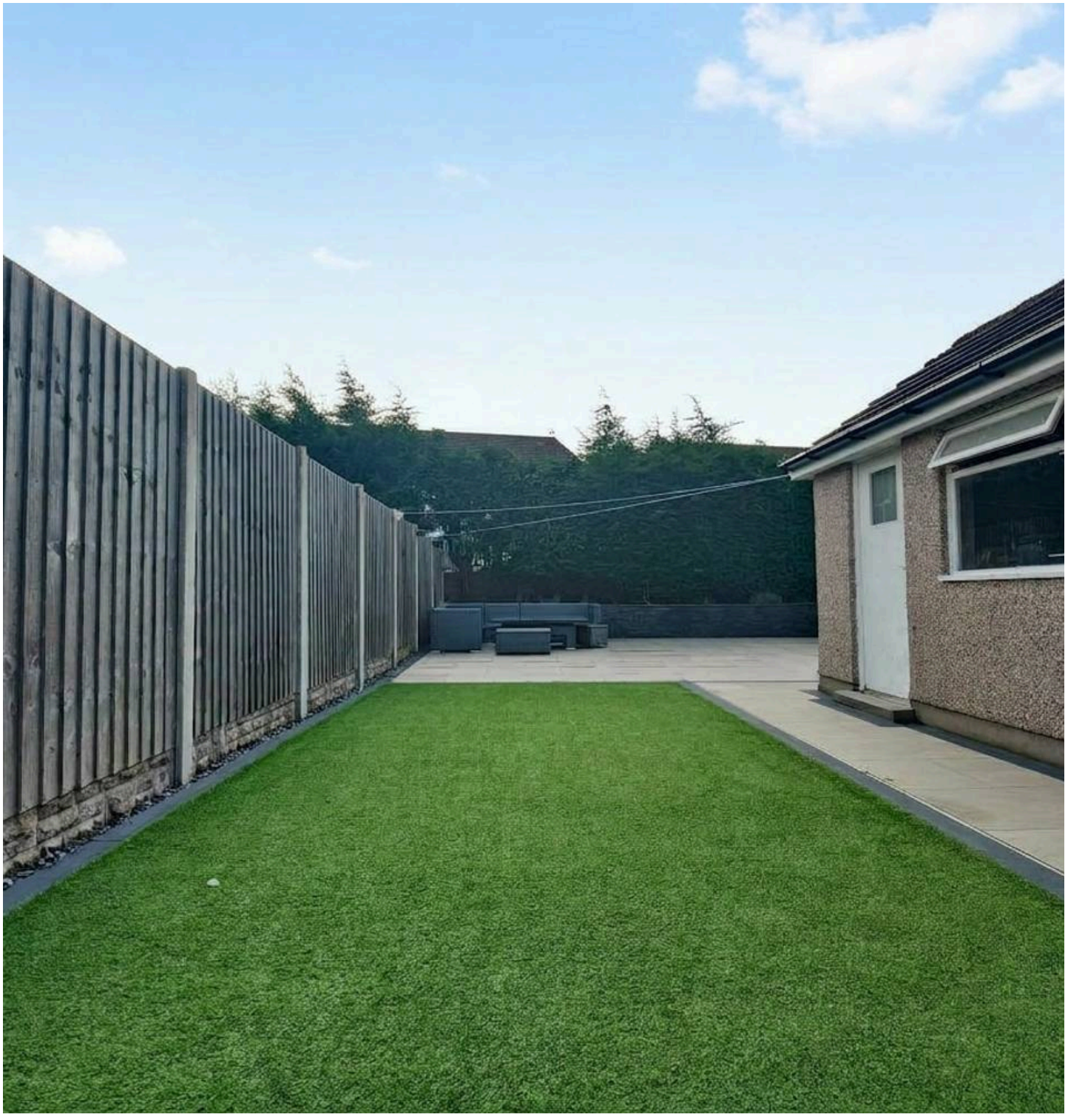


45 Beaufort Road, Morecambe

Morecambe

£315,000


45



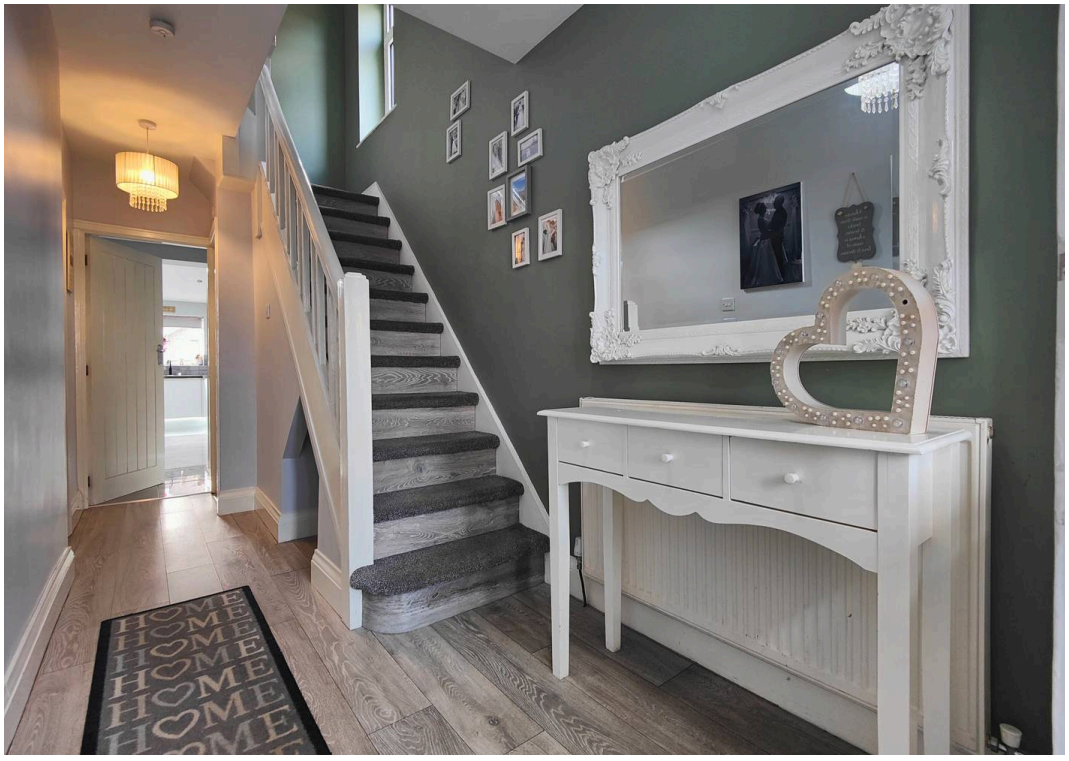
45 Beaufort Road

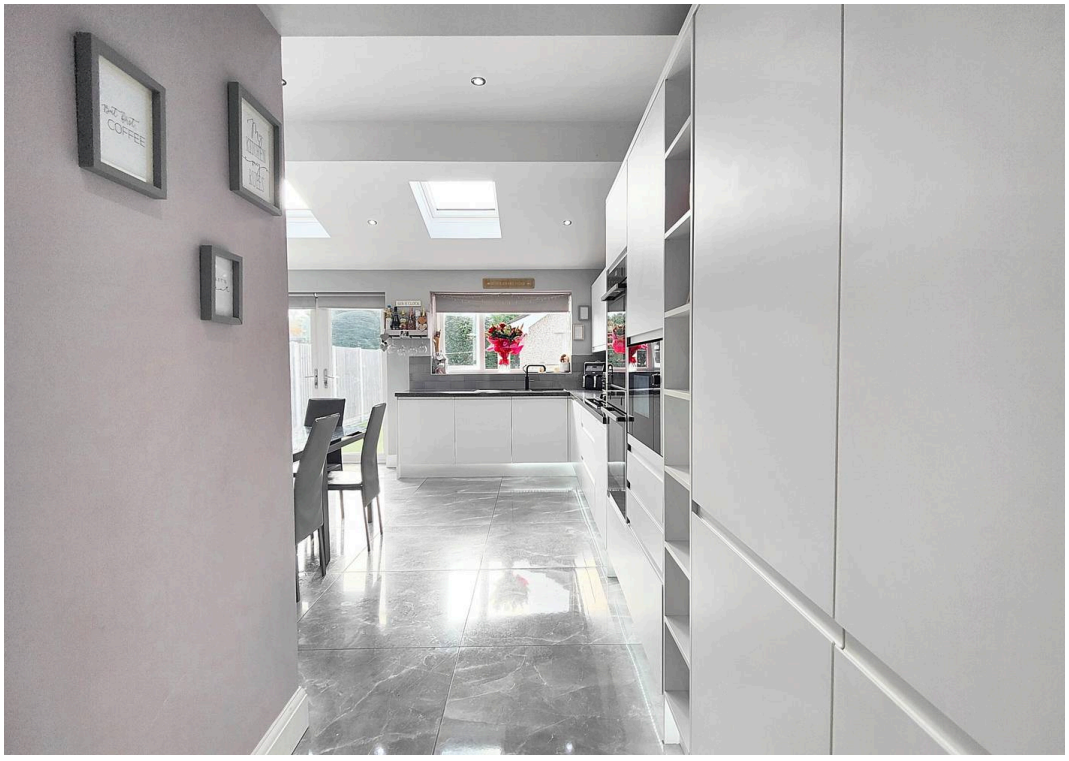
Morecambe

Stunning Extended Semi | 3 Bedrooms | Open Plan Living | Wood Burning Stove | Landscaped Garden | Garage | Sought After Morecambe
Council Tax band: C

Tenure: Freehold

- Stunning Rear Extension bringing in glorious natural light and blending indoors with outdoors
- Open Plan Living with a bow fronted lounge and dining area, ideal for family life and entertaining
- Wood Burning Stove creating a cosy, welcoming focal point for long winter evenings
- Large Kitchen Diner with French Doors opening onto the landscaped garden, perfect for summer gatherings
- Integrated Neff Appliances and Underfloor Heating adding a luxurious finish to the heart of the home
- Three Bedrooms and Stylish Tiled Bathroom giving the whole family comfortable space to unwind
- Welcoming Hallway with fresh, modern décor and a handy ground floor cloakroom
- Driveway, Parking and Garage making everyday life easy, with room for storage too
- Sought After Morecambe Location with local amenities and transport links close by
- EPC Rating C and Council Tax Band C


HOME


COFFEE


HOME









The Property

Some homes welcome you the moment the door opens, and this is one of them. A wide, welcoming hallway with fresh, modern décor leads to the open plan living room, where a real wood burning stove makes winter evenings something to look forward to. Beyond, the stunning extended kitchen diner is the heart of the home, filled with light from Velux windows and French doors that open onto the landscaped garden. Integrated Neff appliances and underfloor heating add a touch of luxury, and a cloakroom/WC makes everyday life easy. Upstairs, three bedrooms and a stylish, fully tiled bathroom give the whole family space to relax, unwind and make memories. It's a home that feels as good as it looks.

Location

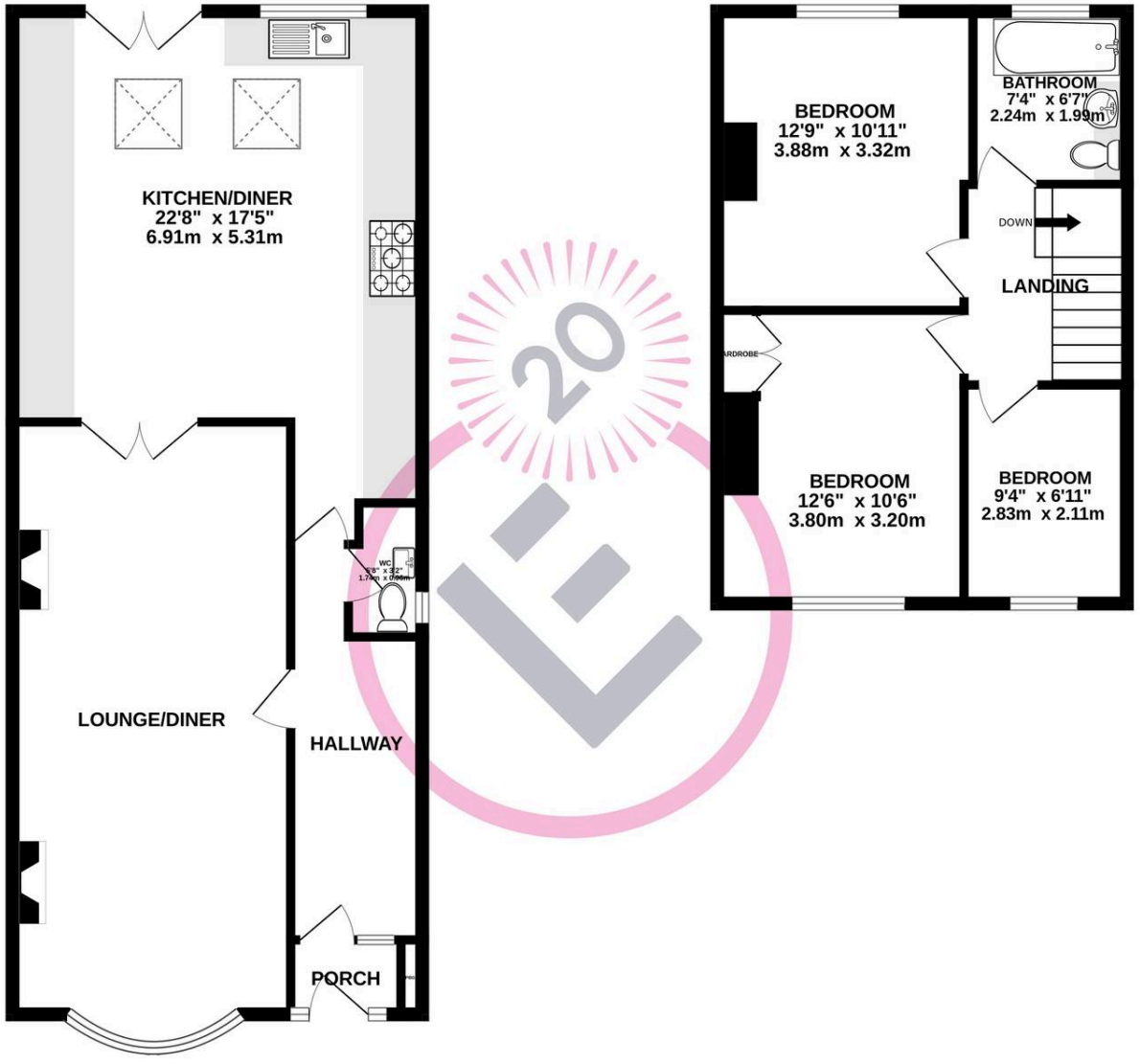
Morecambe is a town that's easy to love, and this sought after address in Bare lets you enjoy it. Local amenities and transport links are close at hand, so busy days run smoothly, while the seafront and the wide skies over Morecambe Bay are there for weekend walks, fresh air and time well spent.

Anti-Money Laundering Checks

As a regulated agency, we're required by law to carry out Anti-Money Laundering checks on all parties involved in a property transaction. To complete these checks efficiently, we use a trusted third-party provider, which carries a non-refundable charge of £30 incl. VAT per person, payable by the purchaser. This is a standard industry requirement and helps keep the buying process safe and compliant for everyone involved.

GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lancastrian Estates

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