



31 Mears Beck Close,  
Morecambe, LA3 1FP

31 Mears Beck Close, , Morecambe

## *The property at a glance*

4  2  1 

- Well Presented , Newly Decorated and Carpeted.
- Open Plan Kitchen and Living Room
- Private Rear Garden
- Allocated Parking Space
- Available Now
- Four Bedrooms
- Family Bathroom
- Ensuite Shower Room to Top Floor Bedroom
- Spacious Accommodation
- EPC Rating C

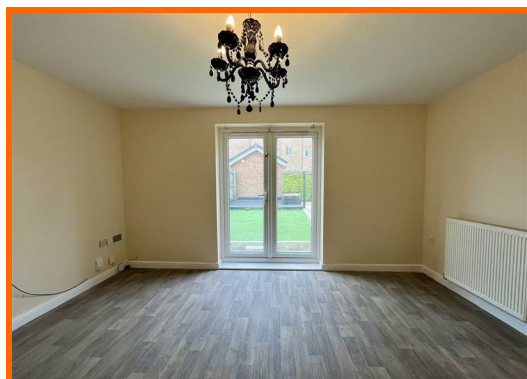
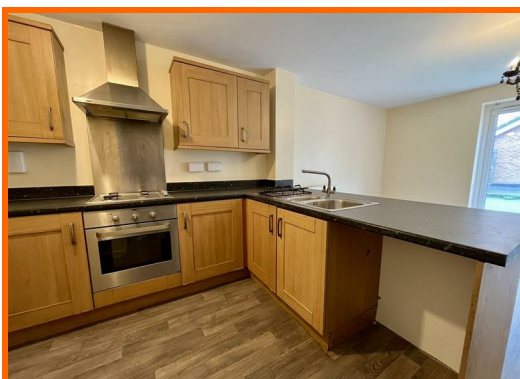


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# £995

# Get to know the property



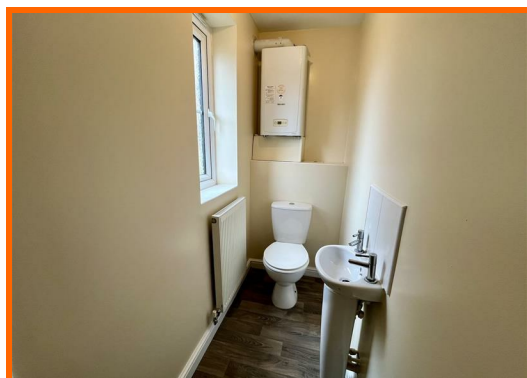
Nestled in the charming area of Mears Beck Close, Morecambe, this delightful townhouse presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-thought-out layout, perfect for families or individuals looking for a peaceful retreat.

As you step inside, you will be greeted by a warm and welcoming atmosphere. The spacious living areas are designed to maximise natural light, creating a bright and airy environment. The kitchen is functional and well-equipped, making it an ideal space for culinary enthusiasts to prepare delicious meals.

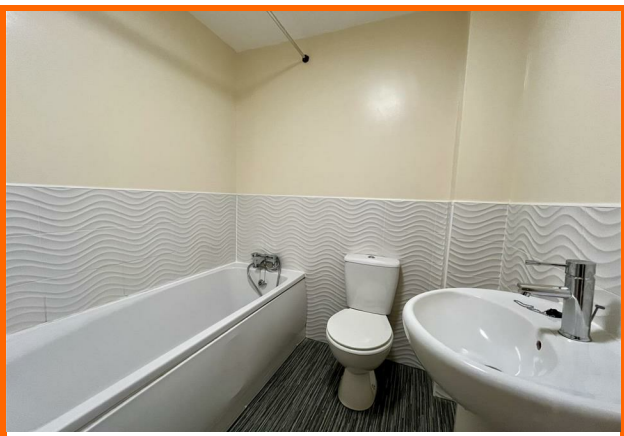
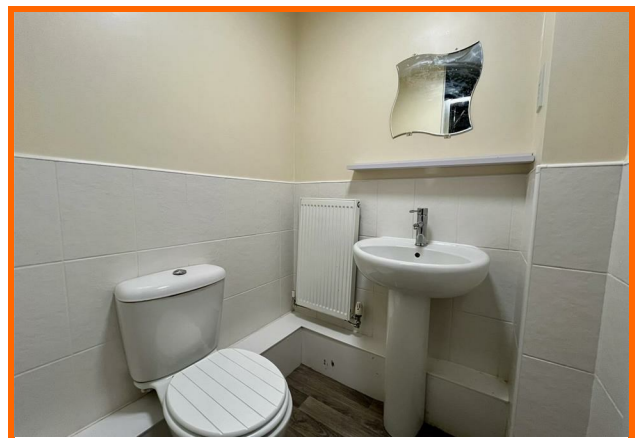
The bedrooms are generously sized, providing ample space for relaxation and rest. Each room offers a tranquil setting, ensuring a good night's sleep. The property also features a well-maintained garden, perfect for outdoor gatherings or simply enjoying the fresh air.

Located in Morecambe, this home benefits from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.

In summary, this end terrace house on Mears Beck Close is a wonderful opportunity for anyone looking to settle in a friendly community. With its appealing features and prime location, it is sure to attract interest from prospective buyers and renters alike. Do not miss the chance to make this lovely property your new home.



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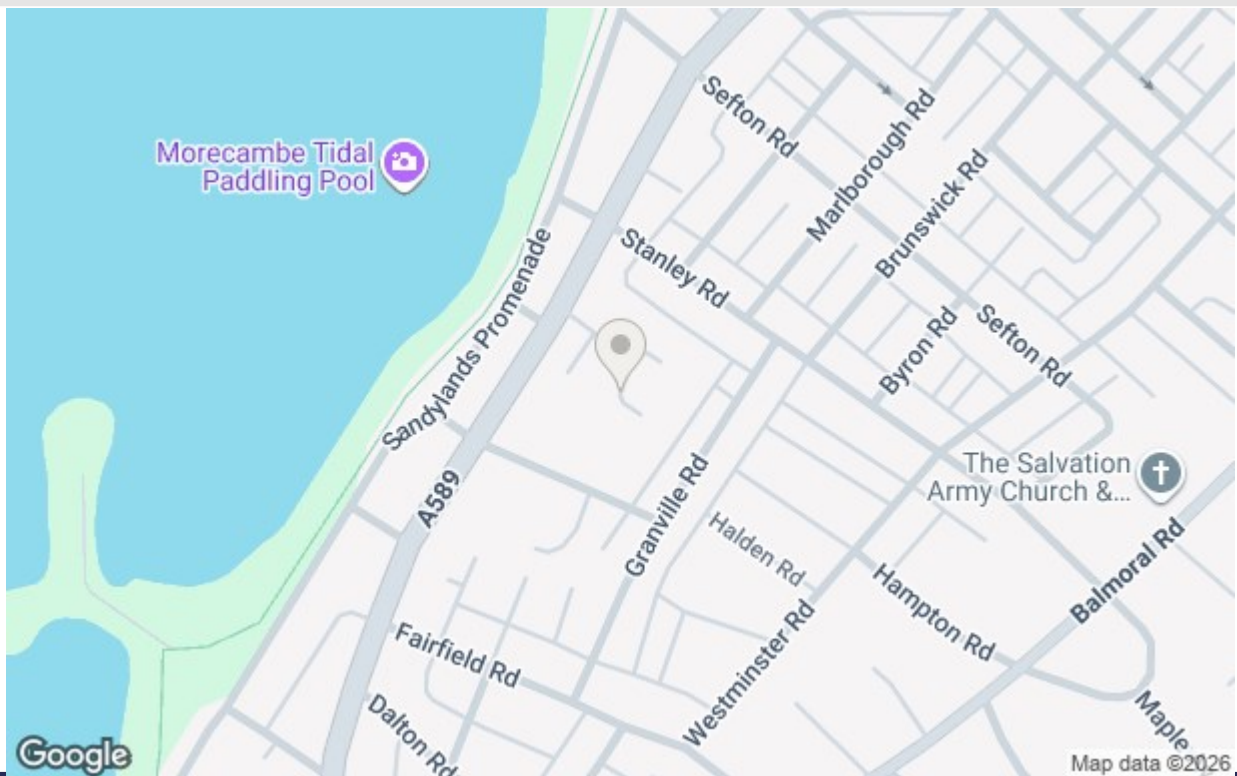
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# Take a nosey round



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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>                          |         | 88        | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            | 78      |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <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 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |