

## 18 Borrowdale Grove, Morecambe, LA4 5XJ



**£260,000**



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## Stylish Three-Bedroom Family Home with Stunning Open-Plan Living

Positioned at the end of a peaceful cul-de-sac, this beautifully presented three-bedroom semi-detached home offers the perfect blend of contemporary style, practical living and outdoor space. Ready to move straight into, it is an ideal choice for first-time buyers, young families or anyone looking for a home that combines comfort with modern design.

The standout feature of the property is the impressive open-plan kitchen diner, creating a fantastic social hub for everyday family life and entertaining. Clever sliding pocket doors open through to the spacious lounge, allowing you to enjoy the best of both worlds – an open, flowing layout when hosting guests and a cosy, separate living space when it's time to relax.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a stylish modern bathroom, complete with a bath, walk-in shower, wash basin and W.C., providing practicality and comfort for busy family living.

Outside, the generous rear garden offers plenty of space for children to play, summer gatherings and alfresco dining. Mainly laid to lawn and complemented by a raised patio seating area, it provides a wonderful extension of the living space during the warmer months. A driveway provides off-road parking for two vehicles and leads to a garage, offering valuable storage, workshop potential or additional parking.

Conveniently located close to local shops, schools, amenities and

regular transport links, this superb home enjoys a peaceful setting without compromising on accessibility. Offering modern interiors, versatile living space and a fantastic garden, this is a property that is sure to appeal to a wide range of buyers.

### Entrance Hallway



Laminate flooring, large radiator, double glazed frosted window to front, stairs to first floor, under stairs storage cupboard with plumbing for washing machine.

### Living Room



Laminate flooring, double glazed large bay window to front, radiator, electric fire with marble mantle, sliding pocket doors into kitchen/diner.

### Kitchen/Dining Room



Laminate flooring, double glazed patio doors out to garden, range of matching modern wall and base units, integrated fridge/freezer, integrated slimline dishwasher, induction hob, extractor door, electric

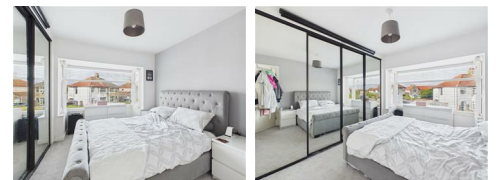
oven, double glazed window to rear, breakfast bar.

### First Floor Landing



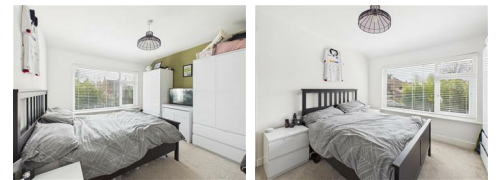
Carpeted, frosted double glazed window.

### Bedroom One



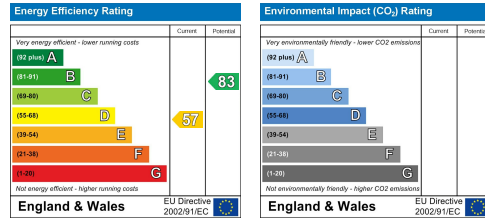
Carpeted, radiator, large double glazed bay window to front.

### Bedroom Two



Carpeted, radiator, large double glazed window to rear.

## Bedroom Three



Laminate flooring, radiator, double glazed window to front.

## Bathroom



Tiled flooring, walk in shower with tiled walls, large bath with tiled surround, frosted double glazed window to rear, heated towel rail, wash hand basin and W.C.

## Outside



Raised patio, spacious lawn, 2 year old boiler in outdoor storage room, access to driveway.

## Garage

Power, lighting and window to rear.

## Useful Information

Tenure Freehold  
Council Tax Band (C) - £2,187.63



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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

781 ft<sup>2</sup>  
72.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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