



**R&B**  
ESTATE AGENTS

5 Ellwood Avenue, Morecambe,  
LA3 3LY

5, Ellwood Avenue, Morecambe

## The property at a glance

- Detached Property
- Three Bedrooms
- Lounge, Dining Room & Conservatory
- Kitchen & Utility Room
- Driveway & Garage, Additional Off Street Parking
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band: D
- EPC: C
- Excellent Amenities & Transport Links

3 1 3

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbstateagents.co.uk](mailto:lancaster@rbstateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£235,000**

# Get to know the property



Nestled on the charming Ellwood Avenue in Morecambe, this delightful detached house offers a perfect blend of comfort and convenience. Built in 1980, the property has ample space for family living.

Upon entering, you are greeted by two well-proportioned reception rooms, creating an ideal setting for entertaining guests or enjoying family meals. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential.

The property has three bedrooms, each offering a tranquil retreat for rest and relaxation. Natural light floods through the windows, enhancing the warm and inviting atmosphere throughout the home.

Outside, the low maintenance garden provides a perfect space for outdoor enjoyment without the burden of extensive upkeep. Additionally, the property features an extended garage with additional off-street parking to the front, ensuring that convenience is at the forefront of this lovely home.

The residence would not only make an ideal family home but also a fantastic opportunity for first time buyers in a peaceful and desirable location. With its thoughtful design and practical amenities, this property is sure to appeal to a range of buyers. Don't miss the chance to make this charming house your new home.

Situated in a desirable location with a range of local amenities including; doctors surgery, school, shops, post office and bus routes.

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





### **Entrance Porch**

Composite front door, UPVC double glazed frosted window, central heating radiator, stairs to first floor, door to reception room.

### **Reception Room 1**

UPVC double glazed window, central heating radiator, understairs cupboard, open to reception room two.

### **Reception Room 2**

Central heating radiator, wood single glazed French doors to conservatory.

### **Kitchen**

UPVC double glazed window, tiled splash back, extractor hood, range of wall, drawer and base units in white with stainless steel sink, mixer tap, laminate unit, UPVC double glazed door to conservatory, laminate floor.

### **Conservatory**

UPVC double glazed windows, UPVC double glazed sliding door to rear, central heating radiator, tiled floor, door to garage.

### **Garage**

Electric up and over door, electric points, lighting, access to utility room.

### **Utility Room**

Dual flush WC, wall mounted sink with mixer tap, lino floor.

### **Landing**

UPVC double glazed frosted window, loft access, smoke alarm, stairs to ground floor, doors to bedrooms 1,2,3 and bathroom.

### **Bedroom 1**

UPVC double glazed window, central heating radiator.

### **Bedroom 2**

Central heating radiator, dado rail.

### **Bedroom 3**

UPVC double glazed window, central heating radiator.

### **Bathroom**

UPVC double glazed frosted window, low rise WC, pedestal wash basin with traditional taps, shower, fully tiled to complement, central heating towel rail, lino floor.

### **Front Garden**

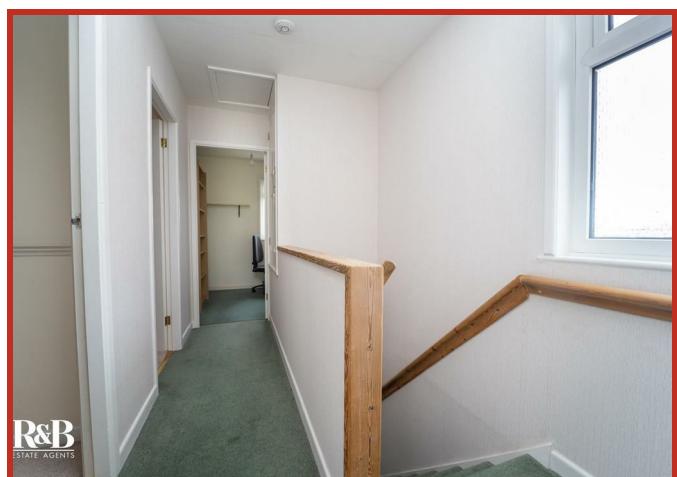
Flagged driveway leading to garage.

### **Generous Rear Garden**

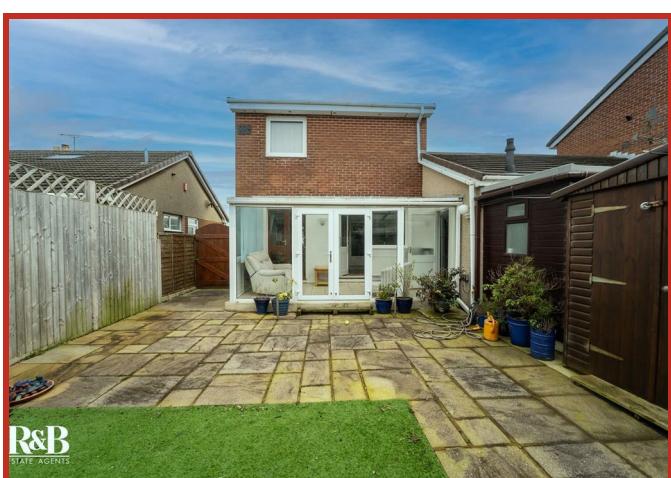
Patio, astroturf and 2 large sheds.



# 5 Ellwood Avenue, Morecambe, LA3 3LY



# 5 Ellwood Avenue, Morecambe, LA3 3LY



GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbstateagents.co.uk](mailto:lancaster@rbstateagents.co.uk)  
[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

# Take a nosey round

**Ground Floor**

Reception Room  
4.10m (13'5") x 4.74m (15'6") max

Reception Room  
3.14m x 2.24m (10'4" x 7'4")

Kitchen  
3.14m x 2.80m (10'4" x 9'2")

Garage  
6.32m x 2.48m (20'9" x 8'2")

Conservatory  
3.86m x 4.78m (12'8" x 15'8")

Utility  
1.63m x 1.91m (5'4" x 6'3")

**First Floor**

Bedroom 1  
3.18m x 3.78m (10'5" x 12'5")

Bedroom 2  
3.81m x 3.13m (12'6" x 10'3")

Bedroom 3  
2.04m x 2.13m (6'8" x 7")

Landing

Shower Room

Map data ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	