



24 Maylands Square,  
Morecambe, LA4 5RY

24, Maylands Square, Morecambe

## *The property at a glance*

3  1  1 

- Impressive Terraced Property
- Kitchen/ diner, Cast Iron fireplace
- Two Double bedrooms
- Contemporary bathroom
- South facing rear garden
- Ideal for first time buyers and families
- Tenure: Freehold
- EPC Rating: C
- Council Tax Band A



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £175,000

# Get to know the property



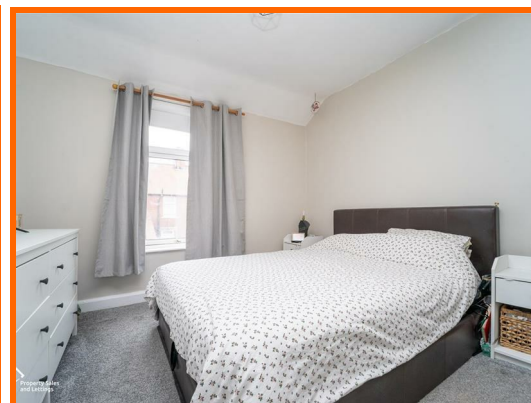
Nestled in the charming Maylands Square of Morecambe, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this lovely home is ideal for families or those seeking extra space.

As you enter, you are welcomed into a cosy reception room featuring a charming log fire, perfect for those chilly evenings when you wish to unwind in a warm and inviting atmosphere. The spacious kitchen and dining room provide an excellent setting for both everyday meals and entertaining guests, ensuring that you have ample room to create lasting memories.

The property boasts a contemporary three-piece suite bathroom, designed with modern aesthetics in mind, offering both style and functionality. The south-facing rear garden is a delightful outdoor space, perfect for enjoying the sunshine and hosting summer gatherings. This property also benefits from leasehold solar panels and outdoor plug sockets to front/rear.

This home in Morecambe is not just a place to live; it is a sanctuary that combines comfort, style, and practicality. With its appealing features and convenient location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.





## Ground Floor

### Entrance Hall

4.17mx0.91m (13'8x3'00)

Central heating radiator, smoke alarm, dado rail, stairs leading to first floor, door leading to reception room, wood floor, UPVC front door.

### Reception Room

4.32 x 4.17 (14'2" x 13'8")

UPVC double glazed stained windows X2, central heating radiator, coving, wood mantle, slate hearth, fireplace, door leading to under stairs storage and kitchen.

### Kitchen/Dining Room

5.34 x 2.87 (17'6" x 9'4")

UPVC double glazed window, UPVC double glazed door leading to rear, 8X spotlights, tile splashback, panelled in line wall and base units, wood effect laminate worktops, hood extractor, four ring gas hob, double electric oven, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, wood floor.

## First Floor

### Landing

2.45 x 2.44 (8'0" x 8'0")

### Bathroom

2.23 x 2.07 (7'3" x 6'9")

UPVC double glazed frosted window, full tile walls, direct feed walk in rainfall shower, vanity top wall mounted sink with mixer tap, W/C, lino flooring.

### Bedroom One

3.40 x 3.17 (11'1" x 10'4")

UPVC double glazed window, central heating radiator,

### Bedroom Two

3.63 x 2.79 (11'10" x 9'1")

UPVC double glazed window, central heating radiator, storage cupboard.

### Bedroom Three

2.45 x 2.27 (8'0" x 7'5")

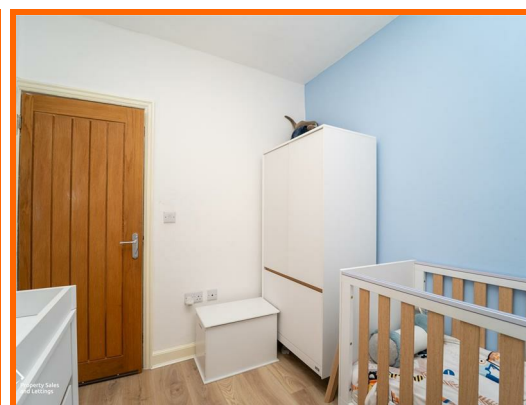
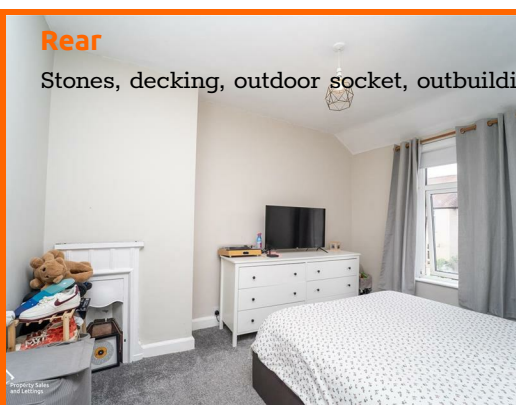
UPVC double glazed window, central heating radiator, laminate floor.

## Front

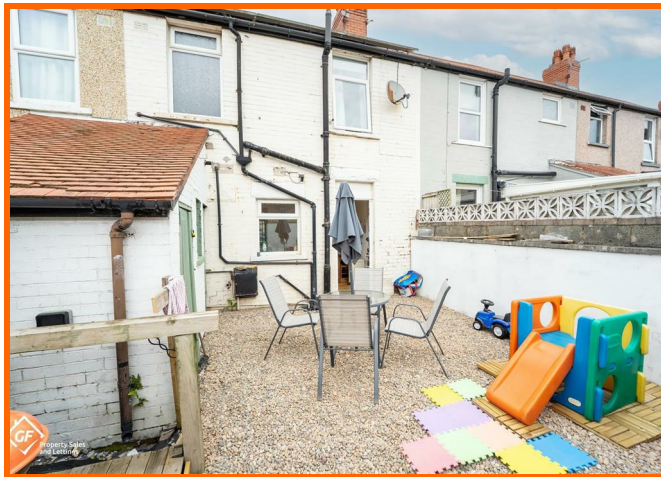
Paving, outdoor plug sockets, leasehold solar panels.

## Rear

Stones, decking, outdoor socket, outbuilding.



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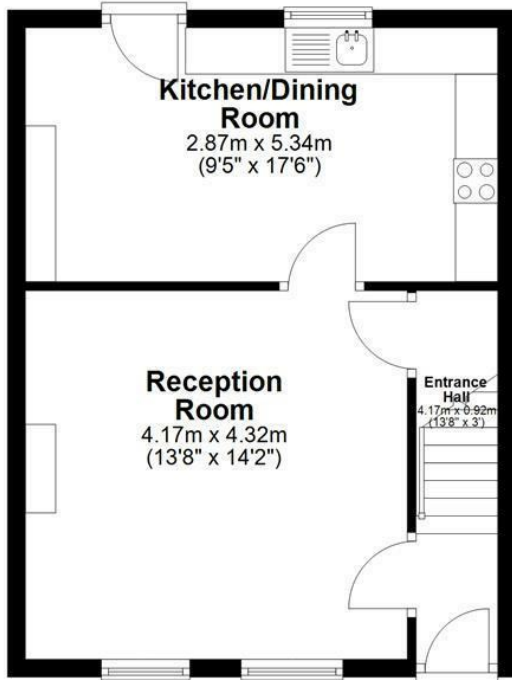
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# Take a nosey round

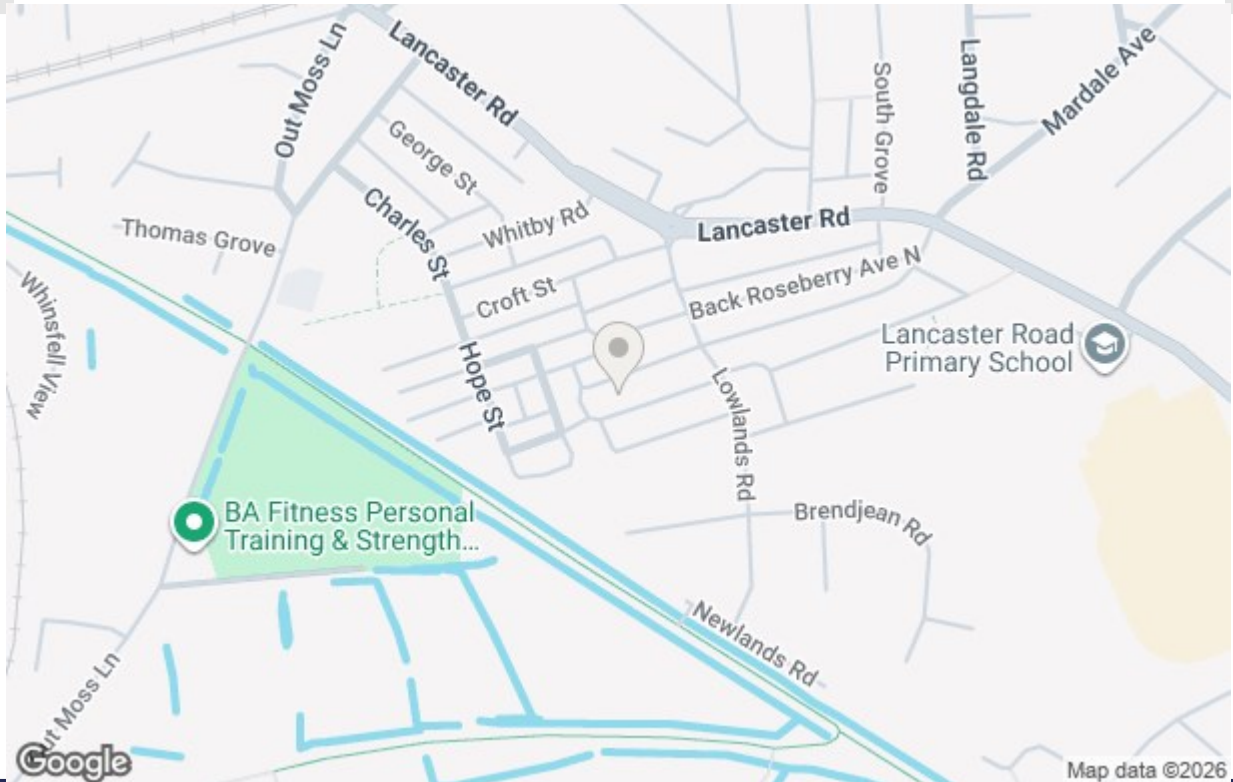
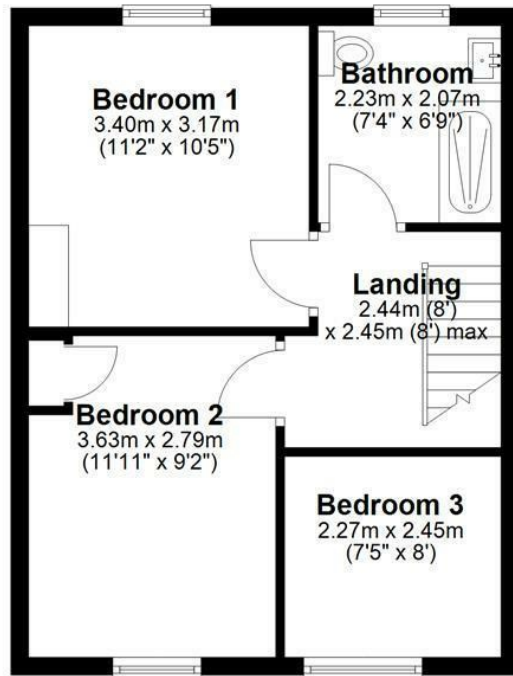
## Ground Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



## First Floor

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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>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(65-80) <b>B</b>	
(65-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>73</b>	<b>81</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC