



Property Sales  
and Lettings

40 Poulton Road,  
Morecambe, LA4 5HB

40, Poulton Road, Morecambe

## *The property at a glance*



- End Terraced Property
- Four Bedrooms
- Reception Room
- Kitchen & Bathroom
- Close to Seafront & Town Centre
- Tenure: Freehold
- Property Band:
- EPC: D
- Offered With No Chain Delay!



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £130,000

# Get to know the property



Nestled on Poulton Road in the charming town of Morecambe, this delightful terraced house offers a perfect blend of comfort and practicality. With four bedrooms, this property is ideal for families or those seeking extra space. The generous reception room welcomes you with warmth and light, providing an inviting area for relaxation and social gatherings.

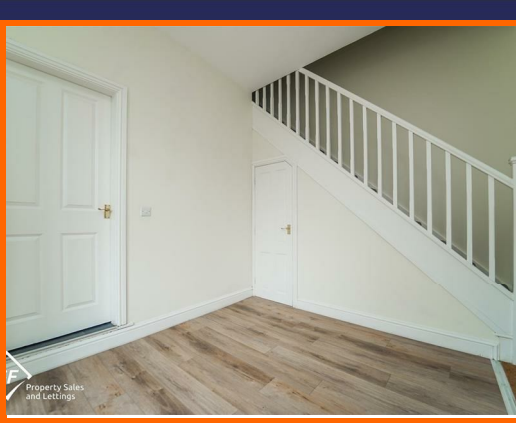
The layout of the house is thoughtfully designed, featuring four levels that enhance the sense of space and privacy. Each level contains well-sized bedrooms, ensuring that everyone has their own retreat. The kitchen, conveniently located off the reception room, is perfect for culinary enthusiasts and family meals alike.

This property is not only a home but also a canvas for your personal touch, allowing you to create a living space that reflects your style. The location in Morecambe offers a vibrant community atmosphere, with local amenities and beautiful coastal views just a stone's throw away.

Whether you are looking to invest in a family home or seeking a property with potential, this terraced house on Poulton Road is a wonderful opportunity not to be missed. Come and experience the charm and convenience that this lovely home has to offer.

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.





### **Living Room**

Hard wood door into living room, double glazed bay window, radiator, TV point, storage cupboard, laminate wood flooring, door to kitchen, stairs to first floor.

### **Kitchen**

Double glazed bay window, radiator, mix of wall and base units with laminate worktops, oven with four ring gas hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for fridge and washing machine, smoke alarm and laminate wood flooring.

### **First Floor**

#### **Landing**

Radiator, door to bedroom one and stairs to second floor.

#### **Bedroom One**

Two double glazed bay windows, two radiators and smoke alarm.

### **Second Floor**

#### **Landing**

Doors to bedroom two and bathroom.

#### **Bedroom Two**

Two double glazed windows and radiator.

#### **Bathroom**

Double glazed window, radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head attachment, partially tiled surround and vinyl flooring.

### **Third Floor**

#### **Landing**

Doors to bedroom three and four.

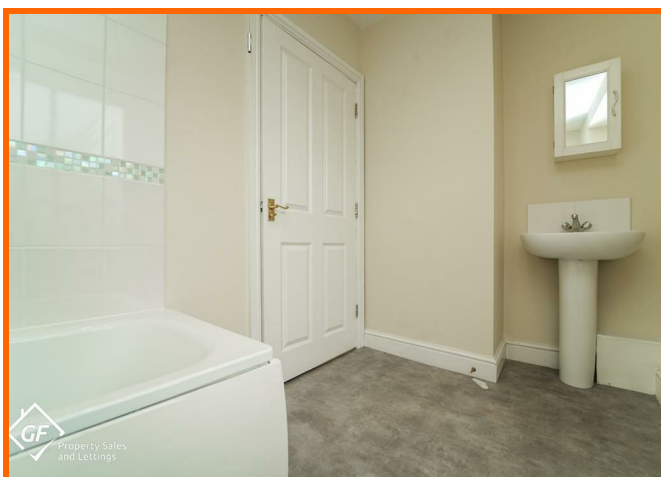
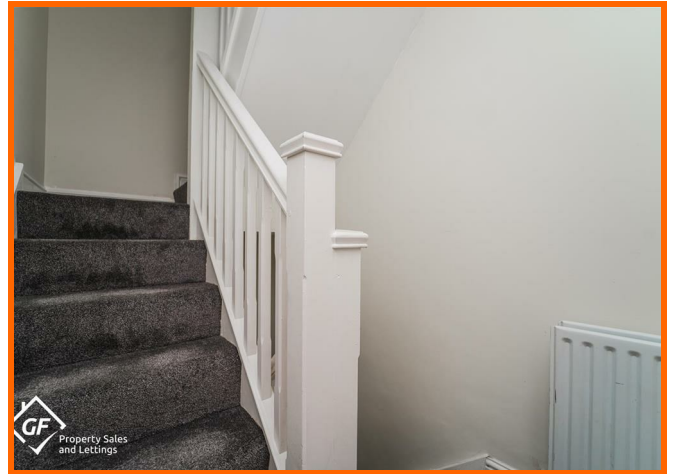
#### **Bedroom Three**

Two double glazed windows and radiator.

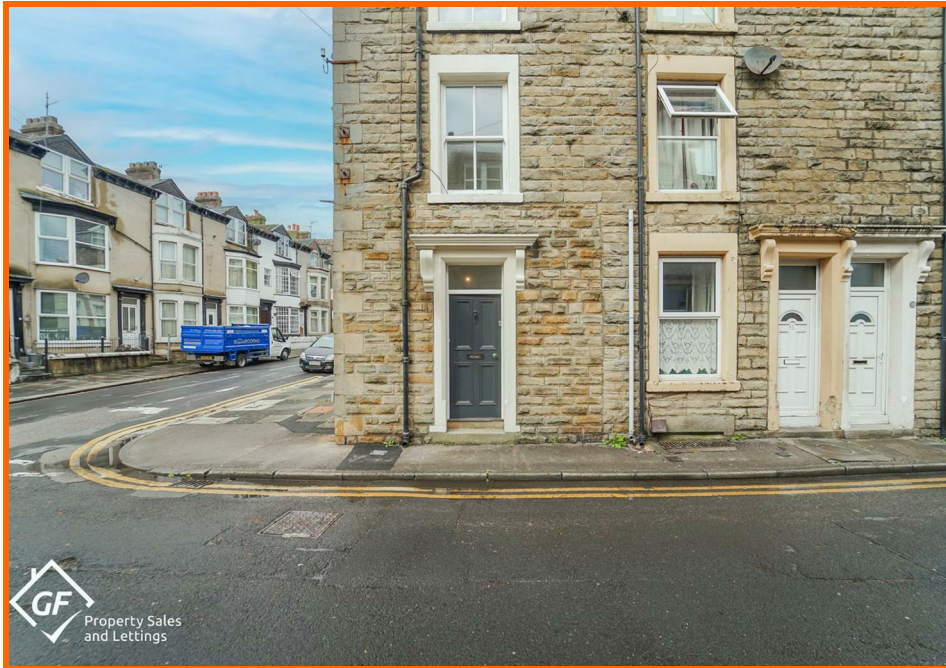
#### **Bedroom Four**

Double glazed window and radiator.

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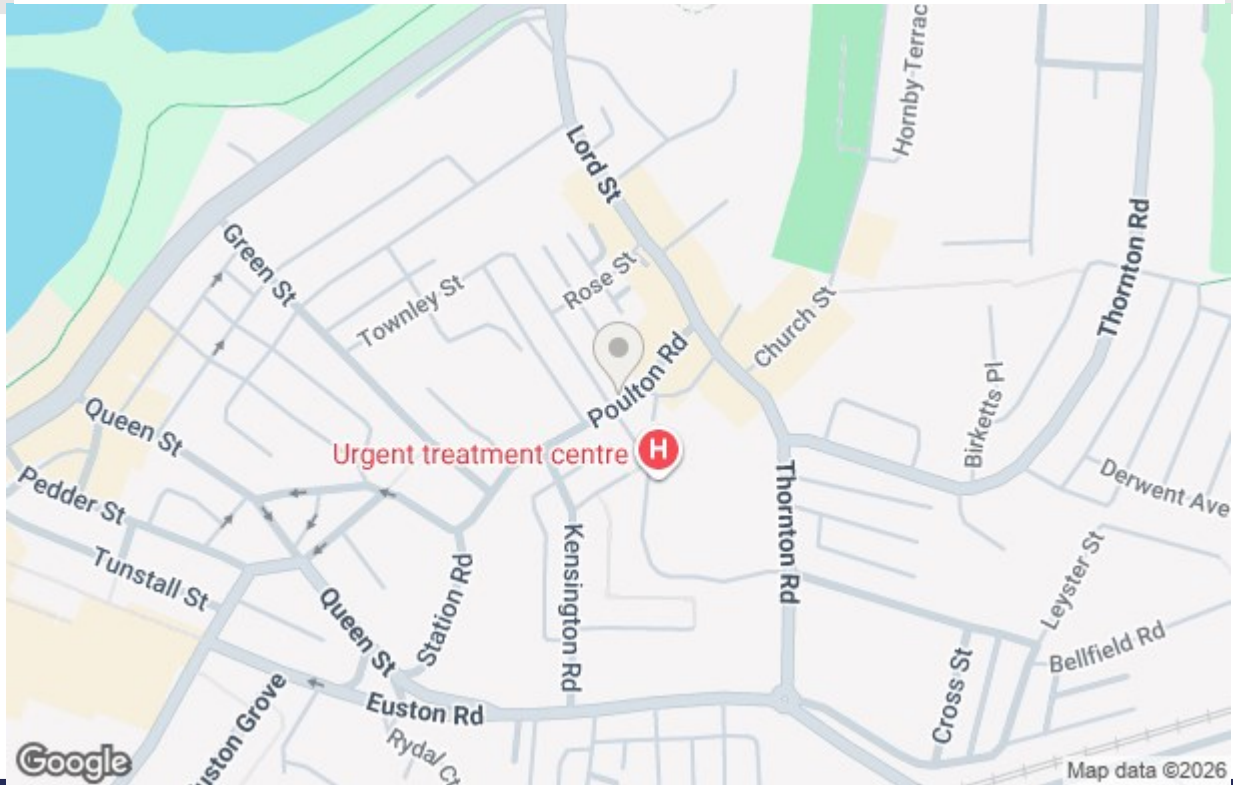
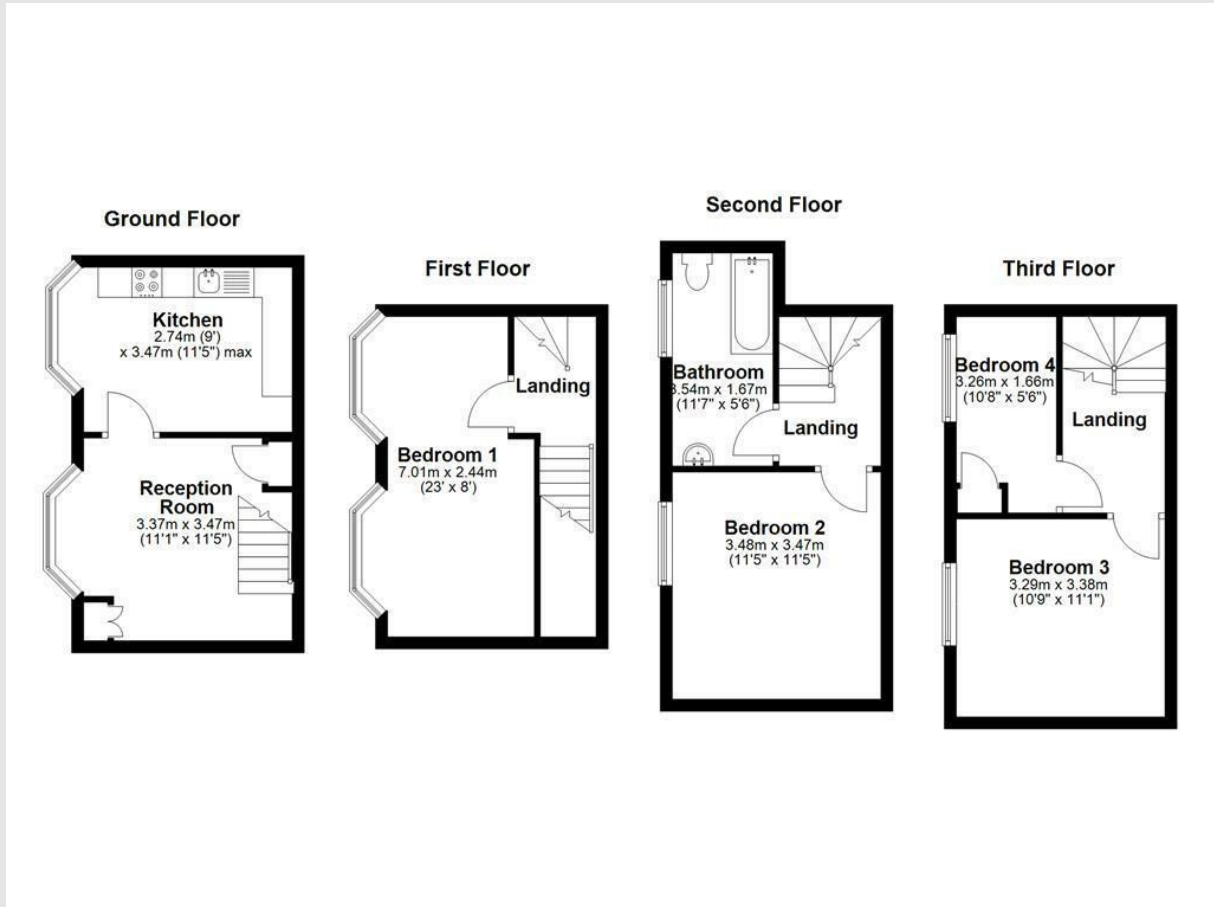


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# Take a nosey round



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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>		(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>84</b>	<b>56</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC