



267 Lancaster Road,  
Morecambe, LA4 5TN

267, Lancaster Road, Morecambe

## *The property at a glance*

3  2  2 

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen/ Dining Room
- Ground Floor Shower Room
- Family Bathroom
- Gardens To Three Sides
- Tenure: Freehold
- Property Band: B
- EPC: D



Get in touch today

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# £200,000

# Get to know the property



Positioned on Lancaster Road in the charming town of Morecambe, this delightful house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this lovely home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

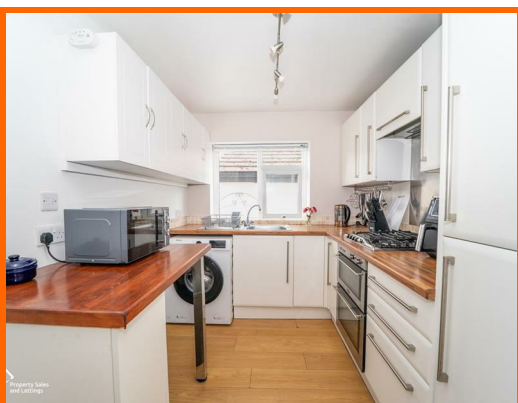
One of the standout features of this residence is the sun trap wrap-around garden, which provides a serene outdoor space to relax and unwind. Whether you wish to cultivate a garden, host summer barbecues, or simply bask in the sun, this garden is sure to meet your needs.

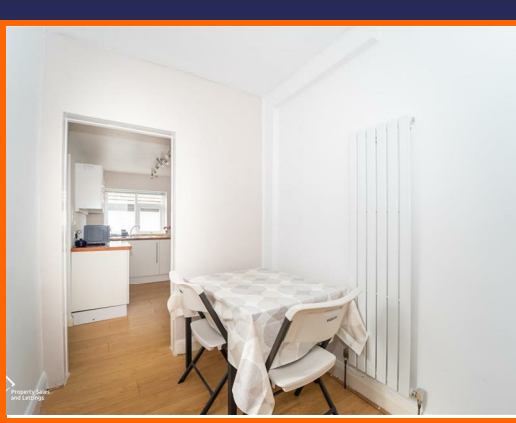
With two bathrooms, this home ensures convenience for busy households, allowing for a seamless morning routine. The thoughtful layout and design make it an ideal choice for those seeking both comfort and practicality.

Situated in a great location, this property is within easy reach of local schools and amenities, making it perfect for families with children or anyone looking to enjoy the vibrant community of Morecambe. With its blend of space, convenience, and outdoor charm, this three-bedroom home is a must-see for prospective buyers seeking a welcoming place to call home.

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

\*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 £75 inclusive of VAT and will be charged before the offer can be officially accepted.





### **Vestibule**

2 x UPVC double glazed frosted windows, UPVC double glazed leaded stained door, central heating radiator smoke alarm, stairs to first floor, doors to reception rooms, 1,2 and kitchen.

### **Reception Room 1**

UPVC double glazed bay window, central heating radiator, coving, gas effect fire with marble hearth and surround.

### **Reception Room 2**

UPVC double glazed window, central heating radiator.

### **Kitchen**

UPVC double glazed window, UPVC double glazed leaded door leading to side, stainless steel splash back, range of wall, drawer and base units, wood effect laminate worktops, stainless steel sink with mixer tap, extractor hood, 4 ring gas hob, double electric oven, space for fridge freezer, plumbing for washing machine, laminate floor, door to shower room.

### **Shower**

UPVC double glazed frosted window, cladded walls, extractor fan, central heating radiator, dual flush WC, wall mounted sink with mixer tap, electric shower, tiled floor.

### **Landing**

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

### **Bathroom**

2 x UPVC double glazed frosted windows, fully tiled walls, central heating towel rail, dual flush WC, vanity top sink with mixer tap, panelled bath with traditional taps, electric overhead shower, tiled floor.

### **Bedroom 1**

UPVC double glazed bay window, central heating radiator, built-in wardrobes.

### **Bedroom 2**

UPVC double glazed window, central heating radiator, built-in wardrobes.

### **Bedroom 3**

UPVC double glazed window, central heating radiator.

### **Front Garden**

Lawn with mature shrubs, tarmac path, flowerbeds, wood chip, paving, garage to rear.

### **Rear Garden**

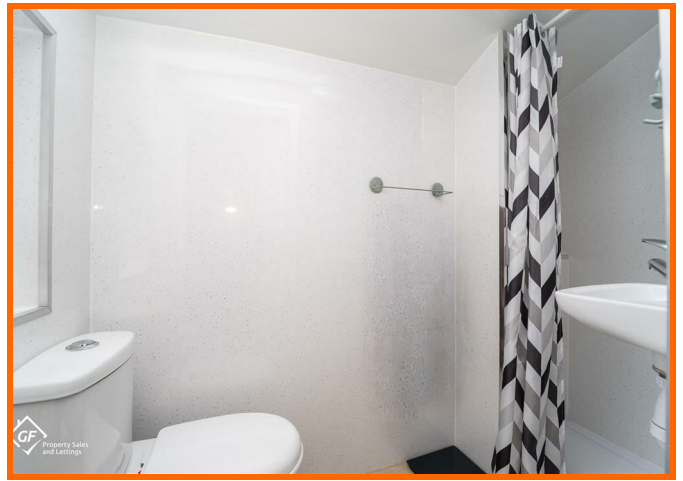
Tarmac drive and garage.



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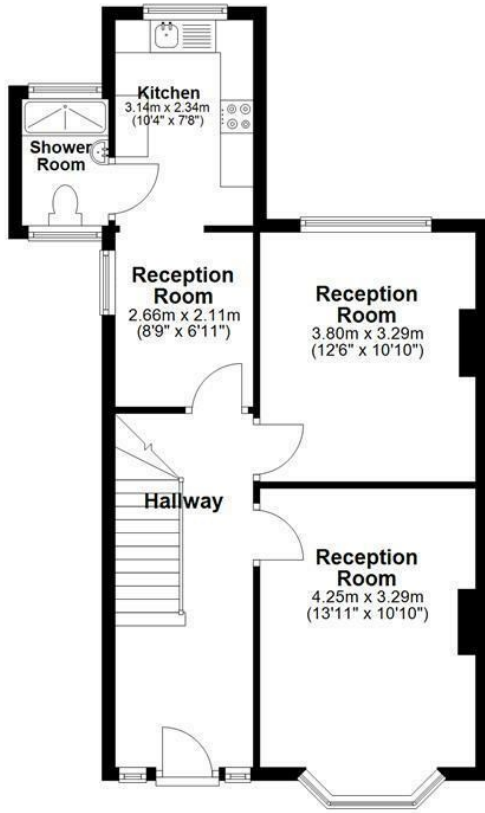
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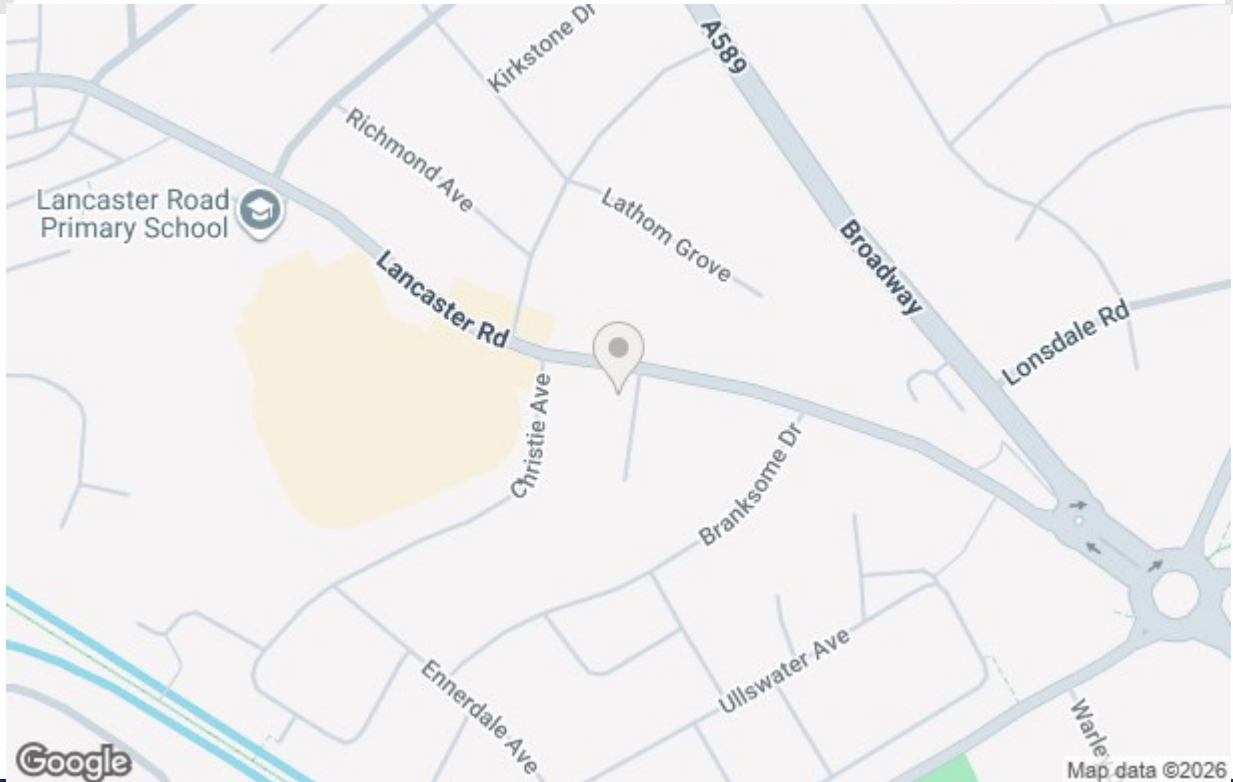
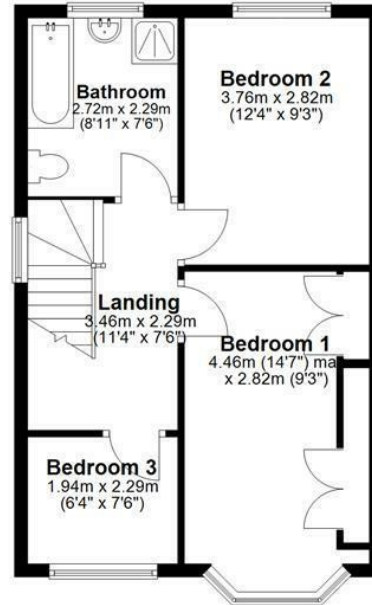
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# Take a nosey round

Ground Floor



First Floor



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(65-80) <b>C</b>		
(55-64) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	