



24, Maylands  
Square, Morecambe, LA4  
5RY

24, Maylands Square, , Morecambe

## The property at a glance

- Impressive Mid 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
- Convenient Location for Schools, Amenities & Bus Routes

**R&B**  
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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

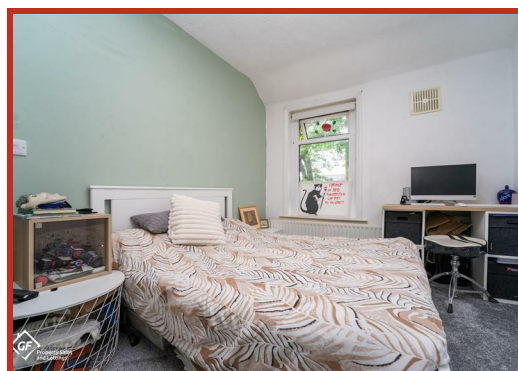
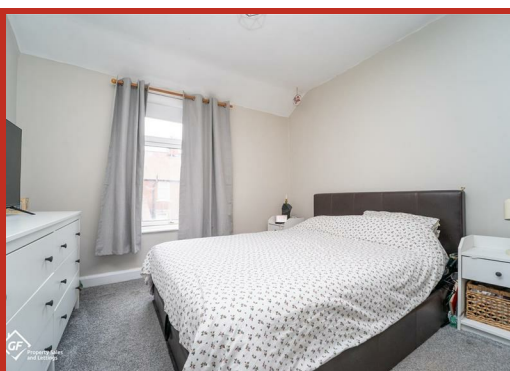
13'8x3'00

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

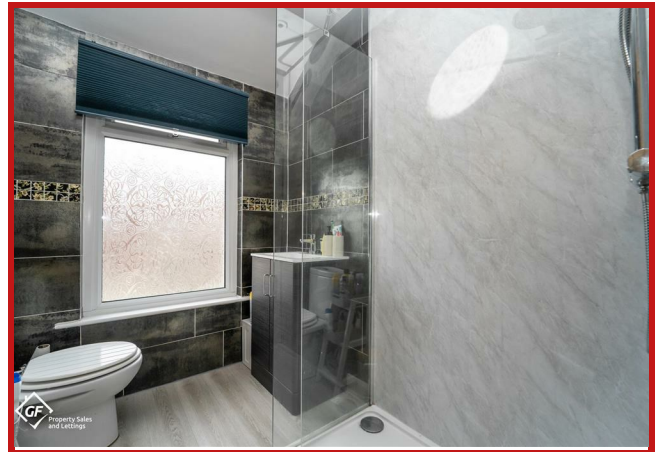
### Reception Room

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.



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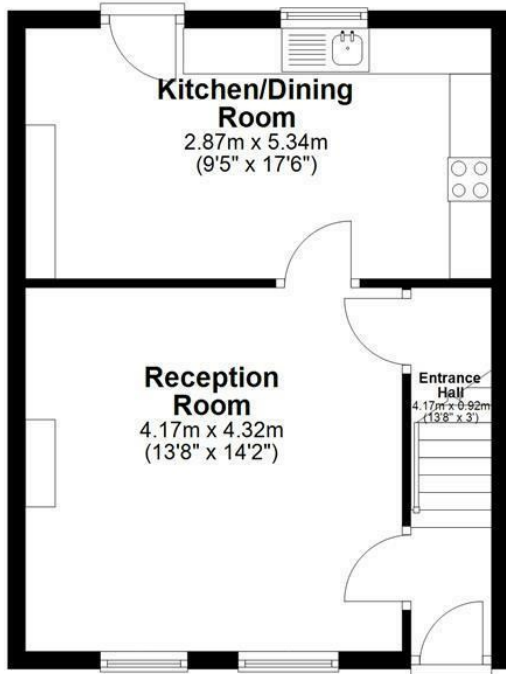


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# Take a nosey round

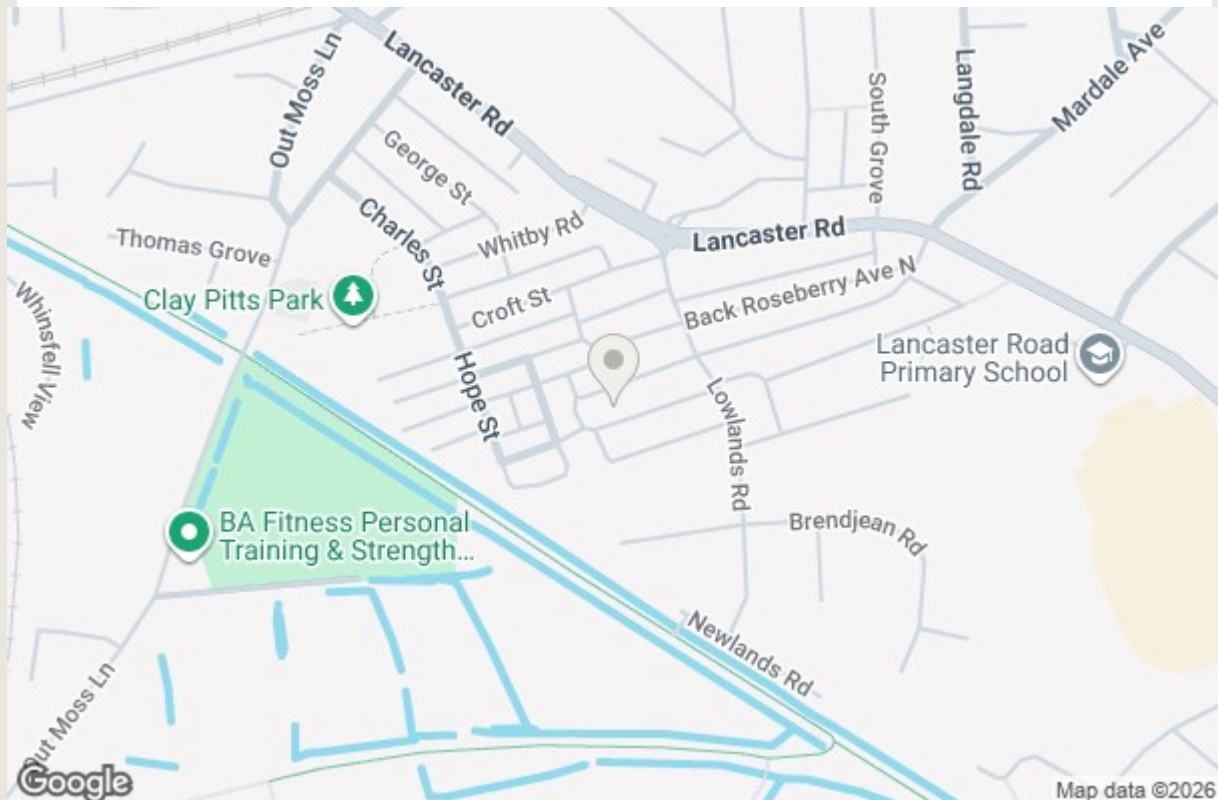
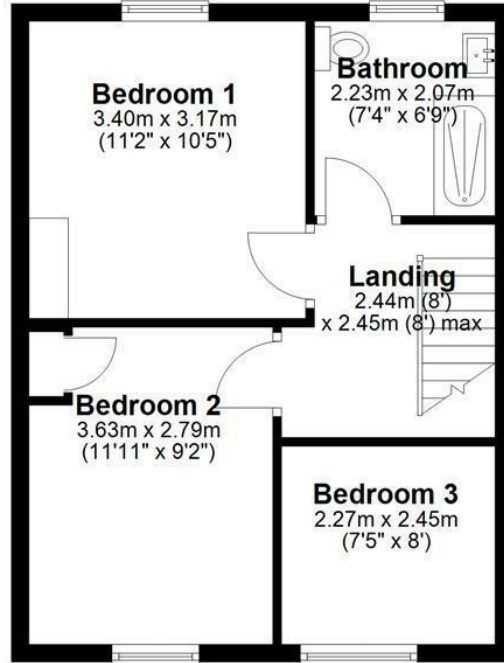
## Ground Floor

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



## First Floor

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Energy Efficiency Rating		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		73	81
		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	