



6 Scott Avenue,  
Morecambe, LA4 4LL

6, Scott Avenue, Morecambe

## *The property at a glance*

3  1  2 

- Semi Detached Property
- Two Doubles/Good Sized Third Bedroom
- Two Reception Rooms
- Low Maintenance Rear Garden
- Spacious Throughout
- Workshop Space
- Close to Local Amenities & Transport Links
- Freehold
- EPC: TBC
- CTB: B



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £190,000

# Get to know the property



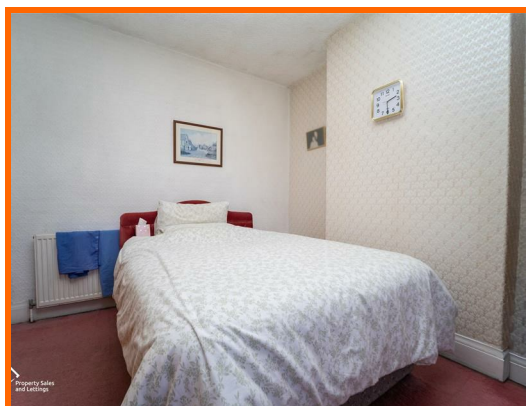
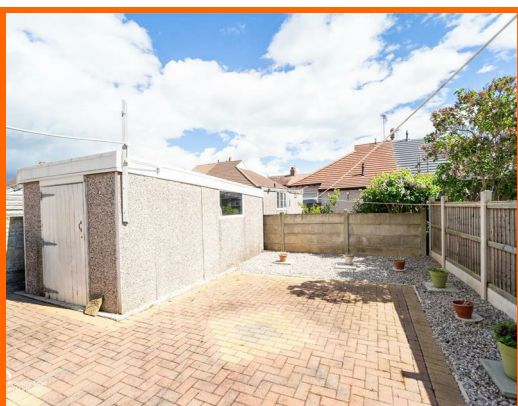
Welcome to this charming semi-detached family home located on Scott Avenue in the delightful town of Morecambe. This property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

As you enter, you are greeted by two bright reception rooms that offer a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The extended kitchen is a standout feature, providing ample space for culinary creations and family gatherings.

The low maintenance rear garden is a wonderful addition, allowing you to enjoy outdoor space without the burden of extensive upkeep. It is an excellent spot for children to play or for hosting summer barbecues with friends and family.

This home is not only practical but also conveniently located, offering easy access to local amenities and the beautiful Morecambe coastline. With its blend of comfort and functionality, this property is a fantastic opportunity for anyone looking to settle in a welcoming community. Don't miss your 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

### Hall

UPVC double glazed frosted window X2, central heating radiator, UPVC door, smoke alarm, stairs leading to first floor, doors leading to reception room one, reception room two, kitchen

### Reception Room One

UPVC double glazed bay window, central heating radiator, coving, fireplace

### Reception Room Two

UPVC double glazed window, central heating radiator, coving, fireplace

### Kitchen

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, Worcester combination boiler, tile splash back, panelled in line wall and base units, laminate worktop, stainless steel sink with mixer tap, freestanding double oven with four ring gas hob, plumbing for washing machine, space for fridge freezer, lino flooring, UPVC door leading to rear

## First Floor

### Landing

UPVC double glazed stained leaded window, smoke alarm, loft access, doors leading to bedroom one, bedroom two, bedroom three, bathroom and W/C, stairs leading to ground floor

### Bathroom

UPVC double glazed frosted window, central heating radiator, 1/2 tile walls, pedestal sink with traditional taps, panelled bath with mixer tap and rinse head

### W/C

UPVC double glazed frosted window, dual flush W/C, lino floor

### Bedroom One

UPVC double glazed bay window, central heating radiator

### Bedroom Two

UPVC double glazed window, central heating radiator

### Bedroom Three

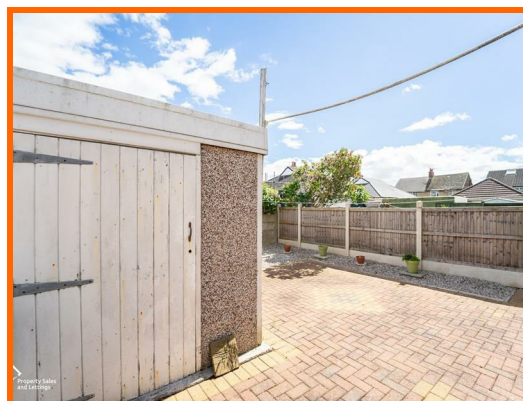
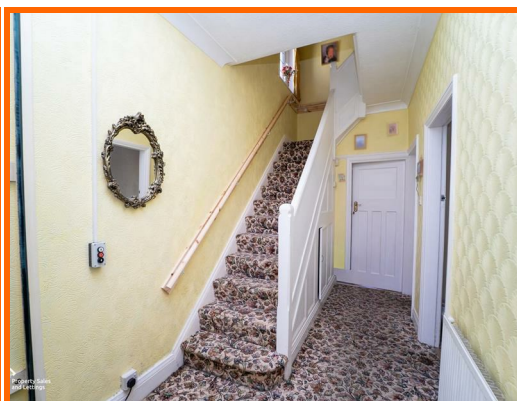
UPVC double glazed, central heating radiator

## Front

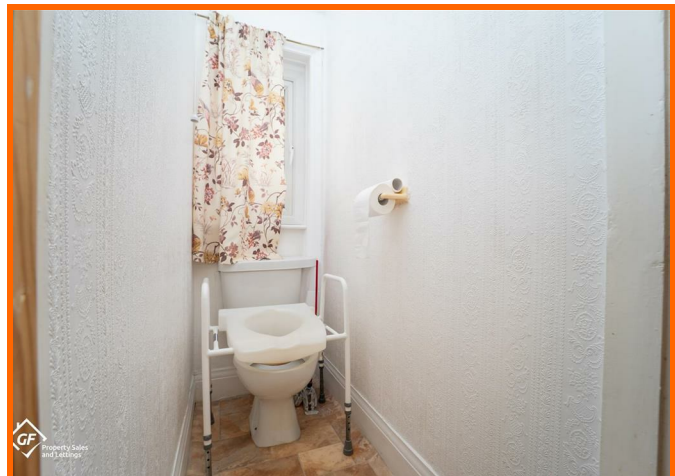
Block Paving

## Rear

Block paving, stones, shed which has electricity



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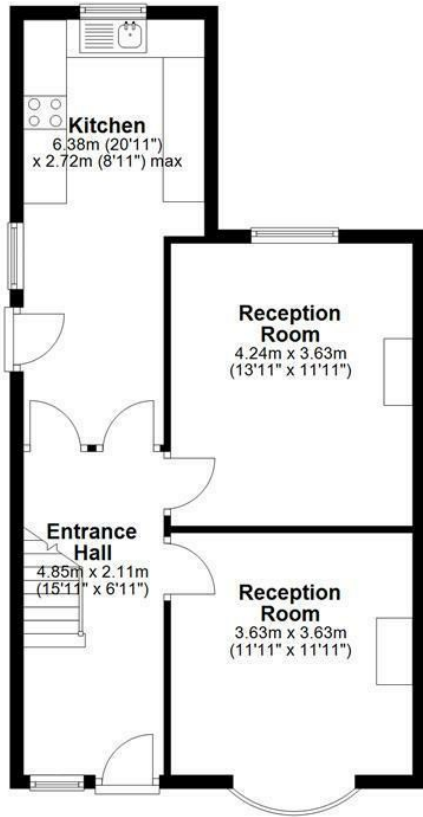
**6 Scott Avenue,  
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# Take a nosey round

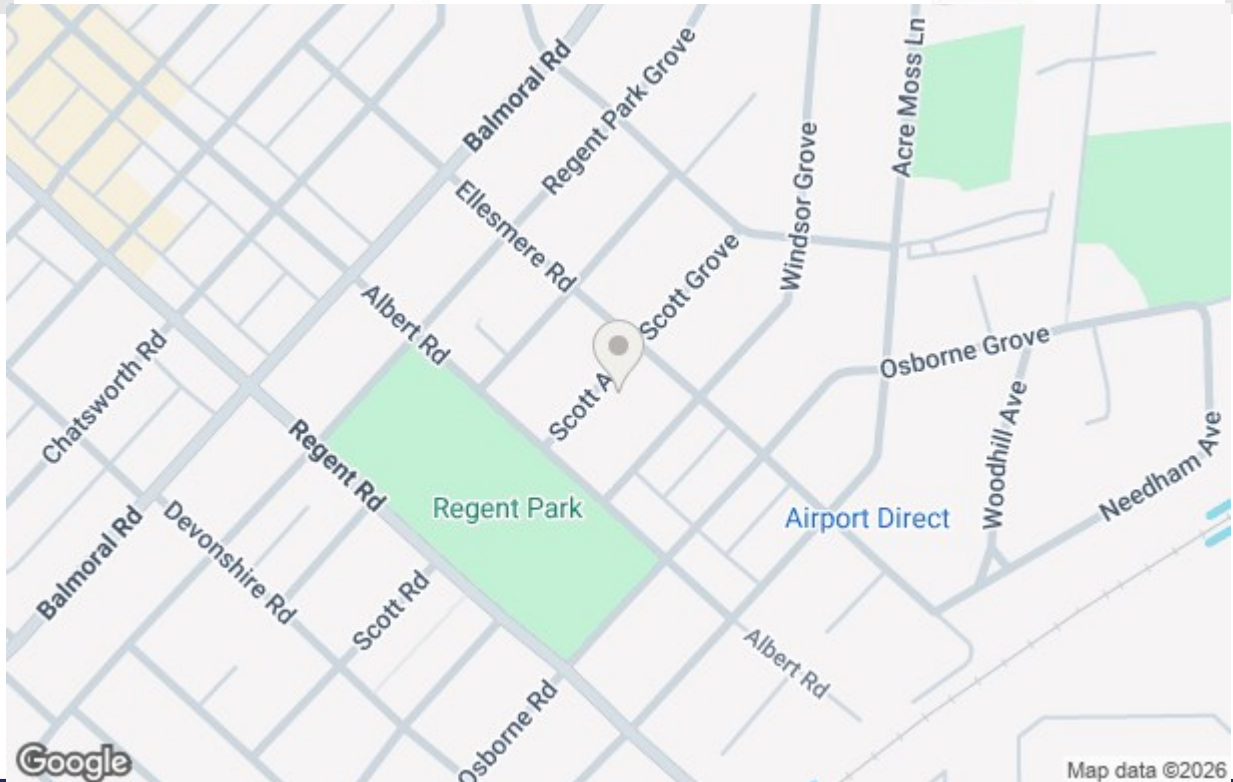
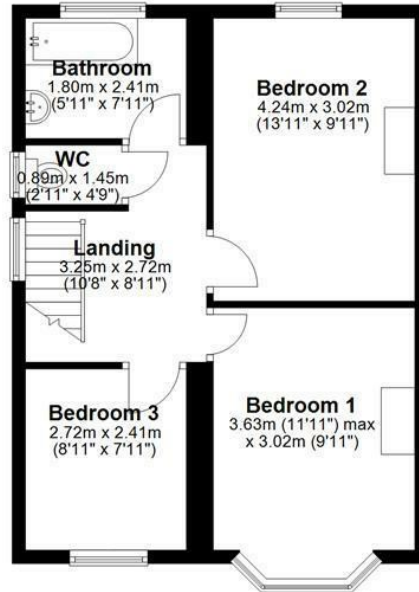
## Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



Get in touch today

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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>                          |                         |  | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |