



20 Morecambe Road,  
Morecambe, LA3 3AD

20, Morecambe Road, Morecambe

## *The property at a glance*

4  1  2 

- Spacious Semi Detached Home
- Character Features Throughout
- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner, Utility, Ground Floor WC
- Grand Hallway & Landing
- Generous Grounds, Detached Garage & Driveway
- Tenure: Freehold
- Property Band: D
- EPC:



Get in touch today

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# £450,000

# Get to know the property



Located on Morecambe Road, this charming semi-detached house offers a delightful blend of comfort and potential. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, while the large entrance hall creates a welcoming atmosphere as you step inside.

The house boasts a bathroom that caters to the needs of modern living, ensuring convenience for all residents. Additionally, the large loft space presents an exciting opportunity for expansion, allowing you to customise the space to suit your lifestyle.

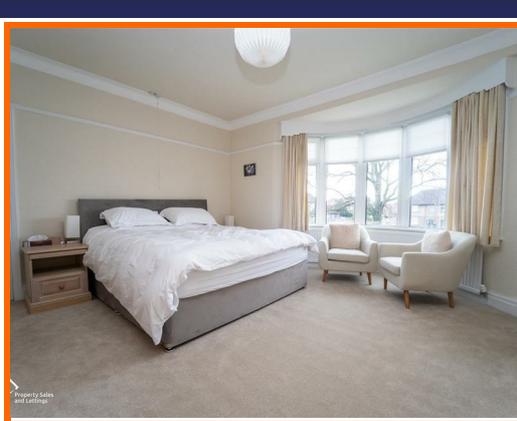
Outside, you will find generous off-street parking, making it easy for you and your guests to come and go. The large garage offers further storage solutions or the potential for a workshop, catering to various hobbies or needs.

Situated close to local amenities and schools, this property is ideally located for families and professionals alike. With everything you need just a stone's throw away, this home is not only a comfortable retreat but also a practical choice for everyday living.

In summary, this semi-detached house on Morecambe Road is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the benefits of spacious living and future potential. Do not miss the chance to make this lovely property your own.

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





## Porch

UPVC double glazed windows. UPVC double glazed front door.

## Hall

Wood single glazed decorative stained glass windows, central heated radiator, stairs to first floor, doors to reception rooms 1, 2, kitchen and understairs cupboard, option to use lift.

## Reception Room 1

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

## Reception Room 2

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

## Kitchen

UPVC double glazed window, door to utility, range of wall, drawer and base units with granite work tops, inset dual stainless steel sink with mixer tap, induction hob, 2 x built-in ovens, coving, integrated dishwasher, integrated fridge, Karndean floor.

## Utility

UPVC double glazed frosted window, central heating radiator, wall and base units with laminate tops, stainless steel sink with traditional taps, loft access, plumbing for washer, dryer, Vaillant boiler.

## Bedroom 1

UPVC double glazed bay window, central heated radiator, coving, picture rail, wash basin and mixer tap.

## Bedroom 2

UPVC double glazed leaded window, central heating radiator, coving, picture rail, vanity sink with mixer tap, built-in wardrobe.

## Bedroom 3

UPVC double glazed window, central heated radiator, picture rail.

## Bedroom 4

UPVC double glazed leaded window, central heated radiator, wash basin and mixer tap.

## Front & Side Garden

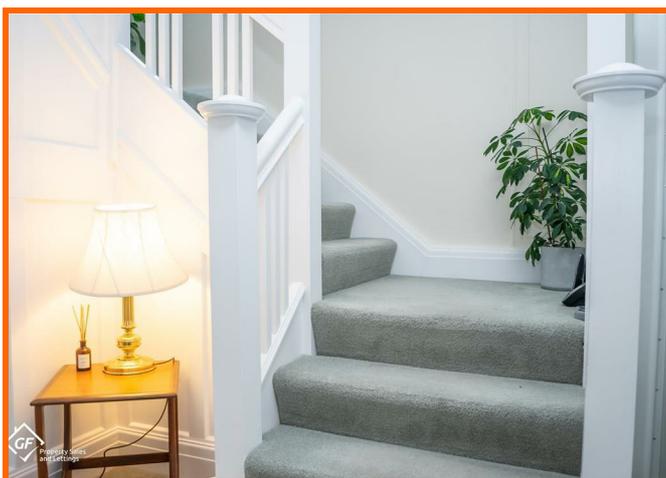
Lawn, mature shrubs, tarmac driveway to rear.

## Rear Garden

Lawn, detached garage, outside WC



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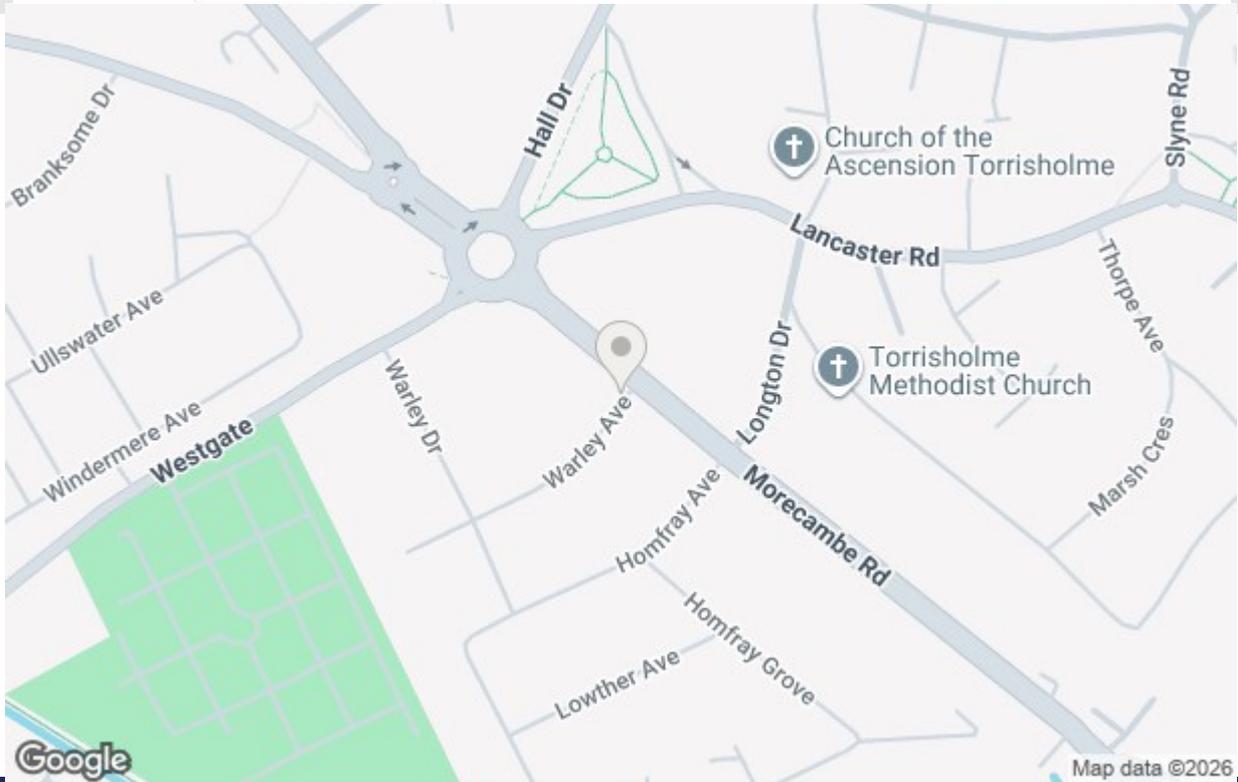
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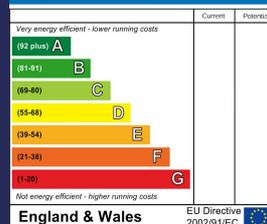
# Take a nosey round



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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

