



7 Hampton Road  
Morecambe, LA3 1EJ

House - Semi-Detached

Offers In The Region Of  
**£160,000**

# 7 Hampton Road Morecambe, LA3

House - Semi-Detached



## Overview

- GREAT SIZED GARDEN
- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- ORIGINAL PINE DOORS
- GOOD LOCAL AMENITIES
- SEMI DETACHED
- CONSERVATORY
- VICTORIAN OPEN FIREPLACE
- OFF ROAD PARKING
- POPULAR RESIDENTIAL AREA

## Selling your home?

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**01524 548888**

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### Entrance Hallway

Vinyl flooring, radiator, stairs to the first floor.

### Lounge

Double glazed windows to front and side, cast Iron Victorian open fireplace with an ornate wooden surround, cupboard housing electric meter, radiator, carpeted flooring.

### Kitchen/Diner

Double glazed windows to rear, range of matching wall and base units, four ring gas hob and extractor hood, electric oven, stainless steel sink, tiled splashbacks, double glazed door to the conservatory, built in fridge/freezer, plumbing for washing machine, Glow worm combi boiler, built in shelving, walk in under stairs storage cupboard.

### Conservatory

Currently used as a dining room, vinyl flooring, wall mounted electric radiator, ceiling fan, double glazed door to the garden.

### First Floor Landing

Carpeted flooring, access to the loft which is insulated but not boarded.

### Bedroom One

Double glazed window to front, carpeted flooring, radiator, built in wardrobes, tv point.

### Bedroom Two

Double glazed window to rear, carpeted flooring, radiator.

### Bedroom Three

Double glazed window to side, vinyl flooring, radiator.

### Bathroom

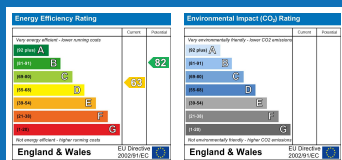
Double glazed frosted window to rear, panelled bath with rain fall shower, vanity unit with inset wash hand basin, storage cupboard, heated towel rail, vinyl flooring, W.C.

### Outside

Off road parking to the front and gate to access the rear. Fully enclosed rear garden with raised flower beds, lawn area, wooden storage shed, water tap and raised patio area.

### Useful Information

Tenure- Freehold  
Council Tax Band (A) £1379.97 (2022)  
Water meter - NO  
EPC - D - cert no. 8686-6825-4450-1477-7906 - expires 03/05/2026



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.