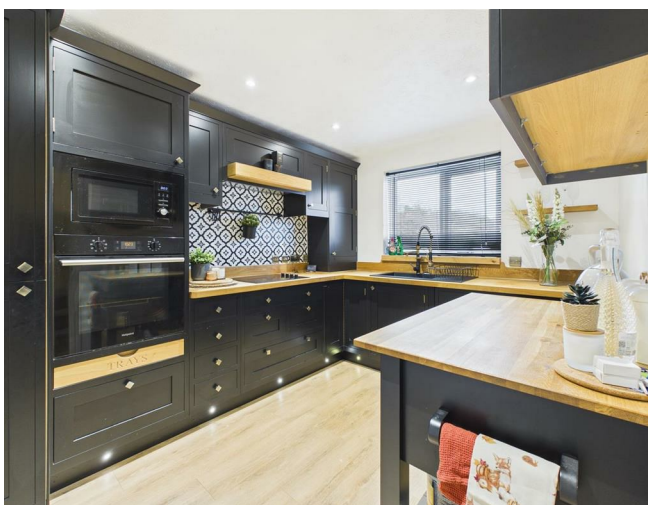


5 Ryknild Way, Morecambe, LA3 3BW



£225,000



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Beautifully Presented Three-Bedroom Semi-Detached Home with an Exceptional Garden!

Welcome to 5 Ryknild Way, situated on the popular Fairfield Estate, this is a stylish and very well-presented three-bedroom semi-detached home, perfect for first-time buyers or growing families.

From the moment you step inside, the home feels bright and welcoming. The modern kitchen is a real highlight, featuring integrated appliances and a sleek breakfast bar. The spacious lounge flows through to a lovely sun room, where patio doors open directly onto the garden, creating a wonderful space for relaxing or entertaining. A convenient downstairs WC adds further practicality.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with an en suite, along with a family bathroom.

Externally, the property truly stands out. The huge rear garden offers fantastic outdoor space for children, pets, or summer gatherings, while the driveway provides parking for up to three vehicles.

Well-maintained and beautifully presented throughout, this is a home you can move straight into and enjoy from day one.

Entrance Hallway



Laminate flooring, stairs to first floor, radiator, under stairs storage cupboard.

W.C.



Laminate flooring, partially tiled walls, small radiator, wash hand basin and W.C.

Kitchen



Laminate flooring, radiator, large double glazed window to front, range of matching wall and base units, integrated fridge/freezer, integrated washing machine, Beko electric hob, extractor hood, Hot Point electric oven and integrated microwave, glow worm boiler, breakfast bar.

Lounge



Tiled floor, radiator, double glazed sliding doors to sun room, media wall with shelving and electric fire.

Sun Room

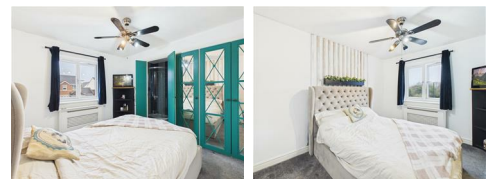


Laminate flooring, large double glazed windows, patio doors to garden.

First Floor Landing

Loft access, carpeted.

Bedroom One



Carpeted, large double glazed window to front, built in wardrobes.

En-Suite



Vinyl flooring, small frosted double glazed window, large storage cupboard, corner thermostatic shower, partially tiled walls, heated towel rail, wash hand basin and W.C.

Bathroom



Laminate flooring, bath with overhead shower, small frosted double glazed window, partially tiled walls, heated towel rail, sink and W.C.

Bedroom Two



Carpeted, radiator, double glazed window to rear.

Bedroom Three



Laminate flooring, fitted wardrobes and dressing table, radiator, double glazed window to rear.

Outside

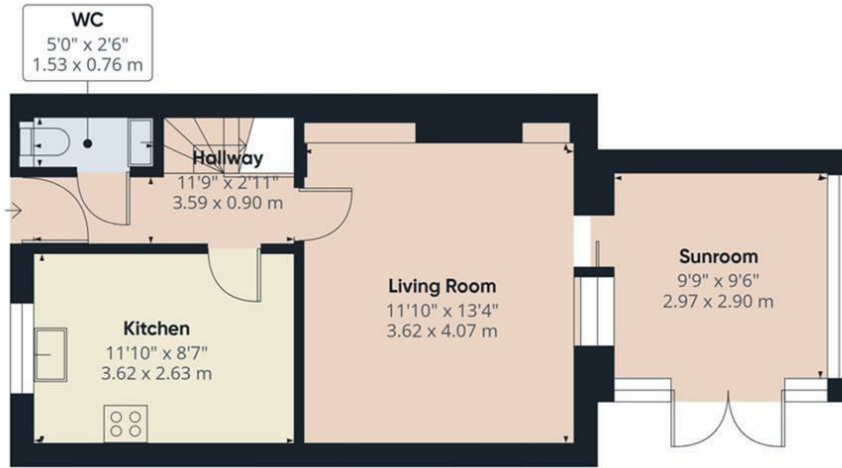


Large lawn with raised decking area, storage shed, parking for up to 3 cars.

Useful Information

Tenure Freehold
Council Tax Band (C) - £2,104.19

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor



Floor 1



Approximate total area⁽¹⁾
745 ft²
69.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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