

## 18 Borrowdale Grove, Morecambe, LA4 5XJ



**£270,000**



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Modern Three-Bedroom Semi-Detached Home in a Quiet Cul-de-Sac

Tucked away at the end of a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers stylish, modern living in a convenient and sought-after location. Ideal for first-time buyers or growing families.

The heart of the home is the impressive open-plan kitchen diner. Sliding pocket doors lead through to a spacious lounge, creating flexibility between open-plan living and a more private, cosy space when needed.

Upstairs, there are three bedrooms and a modern three-piece bathroom, featuring both a bath and a walk-in shower, along with a wash basin and W.C.

Externally, the property continues to impress with a generous rear garden, mainly laid to lawn and complemented by a raised patio area ideal for outdoor dining or relaxing. A driveway provides parking for two vehicles and leads to a garage, offering additional storage or workspace.

Located close to local shops, amenities, and regular bus routes, this is a fantastic opportunity to secure a modern, move-in ready home in a peaceful yet well-connected setting.

## Entrance Hallway



Laminate flooring, large radiator, double glazed frosted window to front, stairs to first floor, under stairs storage cupboard with plumbing for washing machine.

## Living Room



Laminate flooring, double glazed large bay window to front, radiator, electric fire with marble mantle, sliding pocket doors into kitchen/diner.

## Kitchen/Dining Room



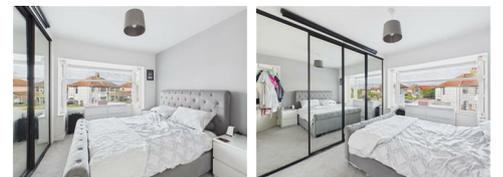
Laminate flooring, double glazed patio doors out to garden, range of matching modern wall and base units, integrated fridge/freezer, integrated slimline dishwasher, induction hob, extractor door, electric oven, double glazed window to rear, breakfast bar.

## First Floor Landing



Carpeted, frosted double glazed window.

## Bedroom One



Carpeted, radiator, large double glazed bay window to front.

## Bedroom Two



Carpeted, radiator, large double glazed window to rear.

## Bedroom Three



Laminate flooring, radiator, double glazed window to front.

## Bathroom



Tiled flooring, walk in shower with tiled walls, large bath with tiled surround, frosted double glazed window to rear, heated towel rail, wash hand basin and W.C.

## Outside



Raised patio, spacious lawn, 2 year old boiler in outdoor storage room, access to driveway.

## Garage

Power, lighting and window to rear.

## Useful Information

Tenure Freehold

Council Tax Band (C) - £2,187.63

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		83	57
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

781 ft<sup>2</sup>  
72.6 m<sup>2</sup>

(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.

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