



15A Princes Crescent, Morecambe

## ***The property at a glance***

3 1 1

- Three Bedroom Spacious Masionette
- Available Now
- Spacious accommodation
- On Street parking in surrounding areas
- Local Shops below
- Easy Access to Promenade



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Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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**£850**

# Get to know the property

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Nestled in the charming area of Princes Crescent, Morecambe, this delightful maisonette offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining friends and family.

The maisonette features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The layout of the property maximises space, allowing for a practical yet stylish living experience.

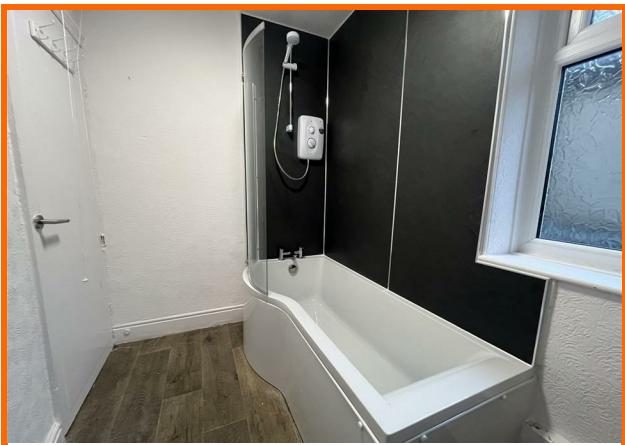
Morecambe is known for its stunning coastal views and vibrant community, making this location particularly appealing. Residents can enjoy easy access to local amenities, including shops, schools, and recreational facilities, all within a short distance. The nearby promenade offers a picturesque setting for leisurely walks, while the town's rich history and culture provide plenty of opportunities for exploration.

This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. Don't miss the chance to make this lovely home your own.





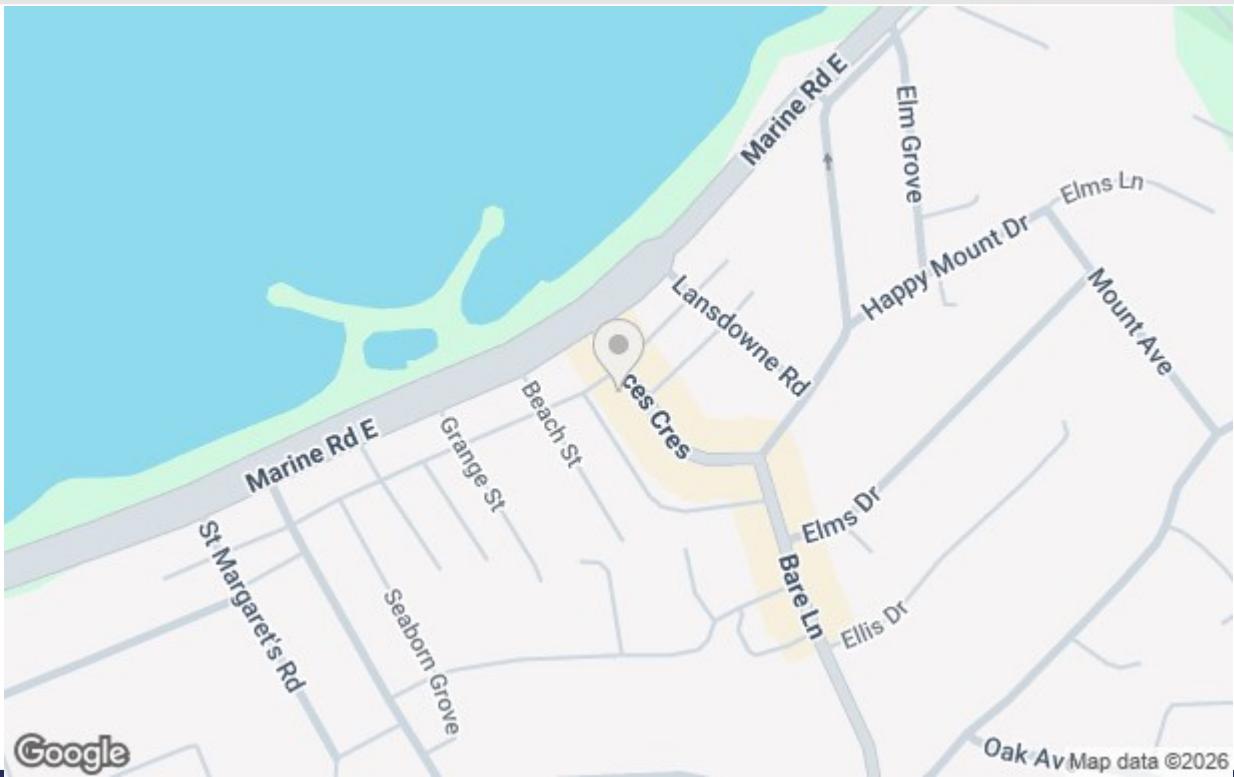
**15A Princes Crescent,  
Morecambe, LA4 6BY**



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# Take a nosey round



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| Energy Efficiency Rating                                        |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs                     |   |         |           |
| (92 plus)                                                       | A |         |           |
| (81-91)                                                         | B |         |           |
| (70-80)                                                         | C |         |           |
| (55-69)                                                         | D |         |           |
| (39-54)                                                         | E | 42      |           |
| (21-38)                                                         | F |         |           |
| (1-20)                                                          | G |         |           |
| Not energy efficient - higher running costs                     |   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |         |           |
| (92 plus)                                                       | A |         |           |
| (81-91)                                                         | B |         |           |
| (70-80)                                                         | C |         |           |
| (55-69)                                                         | D |         |           |
| (39-54)                                                         | E |         |           |
| (21-38)                                                         | F |         |           |
| (1-20)                                                          | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |
| England & Wales                                                 |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |
| England & Wales                                                 |   |         |           |