



20 Colwyn Avenue,  
Morecambe, LA4 6EQ

20, Colwyn Avenue, Morecambe

## *The property at a glance*

3  1  2 

- Sought-after area
- Large driveway
- Extended kitchen
- Sun trap rear garden
- Bright entrance hall
- Two reception rooms
- Close to local amenities
- Tenure Freehold
- EPC Rating D
- Council Tax Band C



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £260,000

# Get to know the property



Nestled on the charming Colwyn Avenue in Morecambe, this delightful semi detached house presents an excellent opportunity for those seeking to upsize. With its generous layout and ample potential, this property is perfect for families or individuals looking to create their dream home.

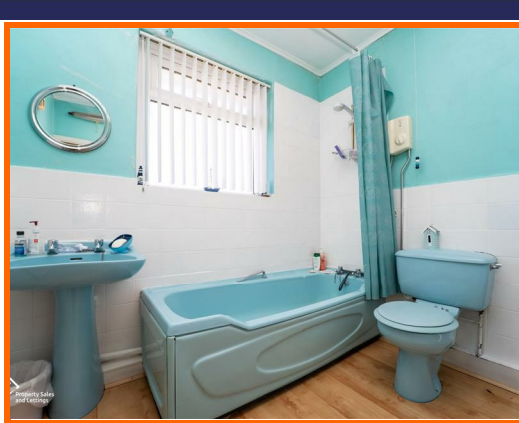
The house boasts three well-proportioned bedrooms, providing comfortable living spaces for all. The three-piece bathroom suite is conveniently located, ensuring ease of access for the entire household. The two inviting reception rooms offer versatile spaces that can be tailored to your needs, whether for relaxation, entertainment, or family gatherings.

An extended kitchen enhances the heart of the home, providing a functional area for cooking. This space is ideal for those who enjoy culinary pursuits or simply wish to gather with loved ones over a meal.

Outside, the property features a large driveway, offering ample parking for multiple vehicles, a rare find in many urban settings. The lovely rear garden is a true highlight, providing a serene outdoor space for gardening, play, or simply unwinding in the fresh air.

Situated in a sought-after location, this home is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This property is not just a house; it is a canvas for your future, waiting for you to make it your own. Don't miss the chance to view this promising home in Morecambe.





## Ground Floor

### Entrance Hall

Wood single glazed leaded window, UPVC double glazed frosted door, central heating radiator, coving, doors leading to reception room one, reception room two and kitchen, stairs leading to first floor, laminate floor

### Reception Room One

UPVC double glazed bay window, central heating radiator, coving, gas fire, laminate floor

### Reception Room Two

Wood single glazed leaded window, central heating radiator, coving, gas fire

### Kitchen

Wood single glazed window, wood double glazed window, UPVC door leading to rear, central heating radiator, panelled in line wall and base units, laminate worktop, tile splashback, hood extractor, freestanding oven with four ring gas hob, sink with mixer tap, plumbing for washing machine, space for fridge/freezer, lino and laminate floor

## First Floor

### Landing

Wood single glazed leaded window, loft access, doors leading to bedroom one, bedroom two, bedroom three and bathroom, stairs leading to ground floor

### Bedroom One

Wood single glazed leaded window, central heating radiator, built in wardrobe

### Bedroom Two

UPVC double glazed bay window, central heating radiator, coving

### Bedroom Three

UPVC double glazed window, central heating radiator, built in wardrobe

### Bathroom

UPVC double glazed frosted window, central heating radiator, 1/2 tile walls, low rise W/C, pedestal sink with mixer tap, panelled bath with traditional taps and overhead electric shower, storage cupboard, concealed Worcester boiler, laminate floor

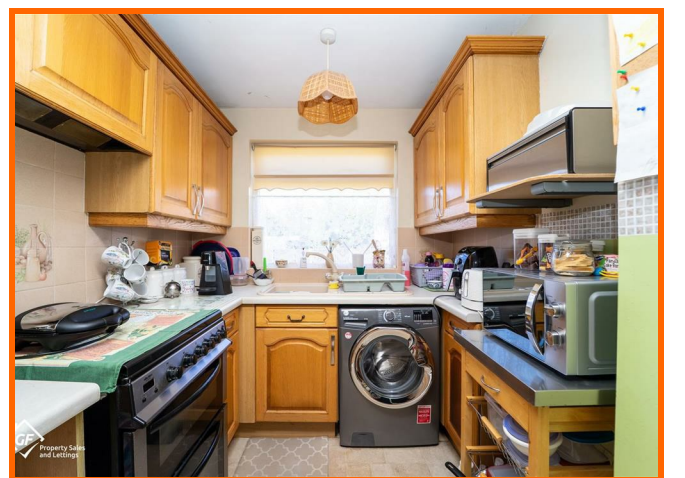
## Front

Stones, concrete drive

## Rear

Flagged, stones, laid to lawn, mature shrubs, shed

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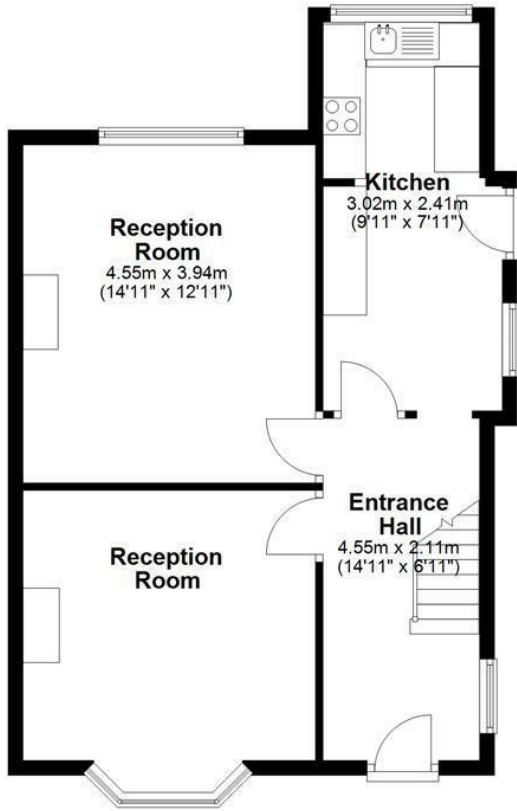
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# Take a nosey round

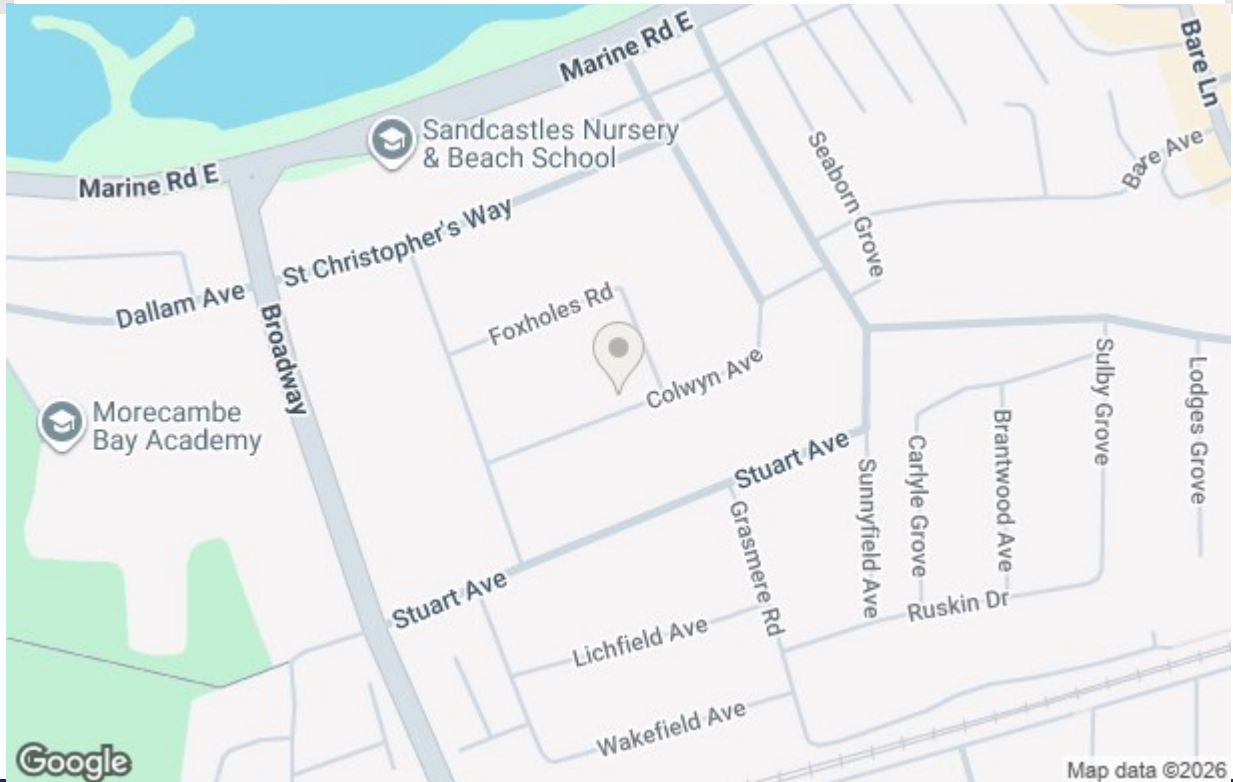
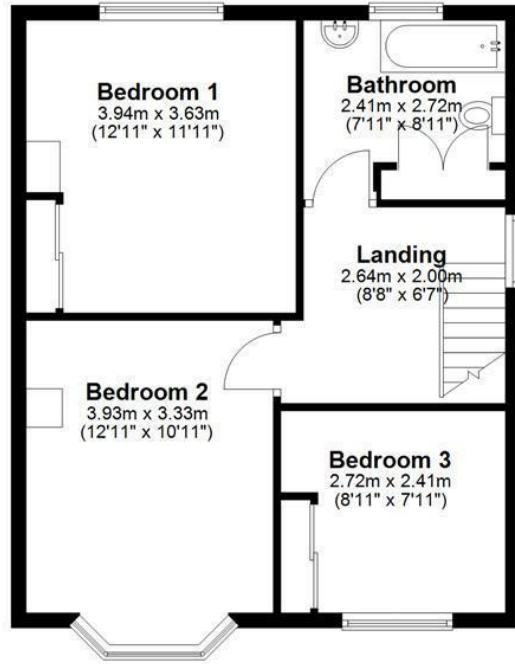
## Ground Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



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Energy Efficiency Rating	
Current	Potential
59	77

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(65-80) **C**

(55-64) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

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

(82 plus) **A**

(61-81) **B**

(45-60) **C**

(35-44) **D**

(29-34) **E**

(17-28) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC