



15 Sandside Drive,  
Morecambe, LA4 4SY

15, Sandside Drive, Morecambe

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

2  1  1 

- Beautifully Presented Semi Detached Bungalow
- Spacious Reception Room
- Impressive Kitchen/ Diner /Conservatory
- Three Piece Wet Room
- Low Maintenance Enclosed Rear Garden
- Driveway & Summerhouse
- Tenure: Freehold
- Property Band: B
- EPC: E
- Popular Location For Amenities & Transport Links



Get in touch today

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# **£225,000**

# Get to know the property



Nestled on the charming Sandside Drive in Morecambe, this stunning semi-detached bungalow offers a delightful blend of comfort and style. With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retreat.

As you enter, you are welcomed by a spacious reception room that exudes warmth and invites relaxation. The open-plan kitchen and dining area seamlessly connect to a lovely conservatory, creating an ideal space for entertaining guests or enjoying family meals. The abundance of natural light in these areas enhances the inviting atmosphere, making it a joy to spend time here.

The bungalow is in excellent condition throughout, ensuring that you can move in with ease and start enjoying your new home right away. The enclosed rear garden provides a private outdoor space, perfect for gardening enthusiasts or simply unwinding in the fresh air.

This property is not just a house; it is a home that offers a comfortable lifestyle in a desirable location. With its thoughtful layout and modern features, this semi-detached bungalow is a rare find in Morecambe. Do not miss the opportunity to make this beautiful property your own.







## Entrance Hall

UPVC double glazed composite door, porch tiles, door leading to hall, smoke alarm, Lino floor, doors leading to bathroom, bedroom 1,2 and kitchen.

## Kitchen

Mains heating radiator, wall and base panels, laminate units, stainless steel sink with mixer tap, 4 ring gas hob, electric single oven, extractor hood, tiled splash back, smoke alarm, lino floor, enclosed combination boiler, Ideal integrated fridge, plumbing for washing machine.

## Reception Room

UPVC double glazed window, mains heating radiator, coving, wood mantle, granite hearth, electric log effect fire, laminate floor.

## Bathroom

Access to loft, cladding, walk-in shower main feed, wall mounted sink with mixer tap, dual flush WC, lino floor.

## Bedroom 1

UPVC double glazed window, main heating radiator, coving, laminate floor.

## Bedroom 2

UPVC double glazed window, main heating radiator, coved ceiling, laminate floor.

## Conservatory

UPVC double glazed windows and door leading to side, main heating radiator, lino floor.

## Front

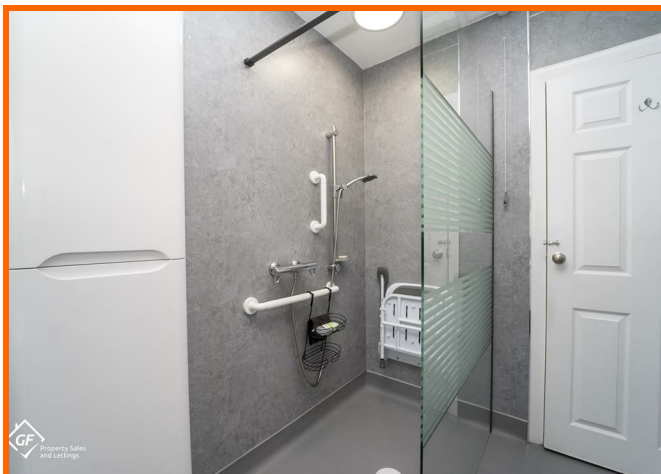
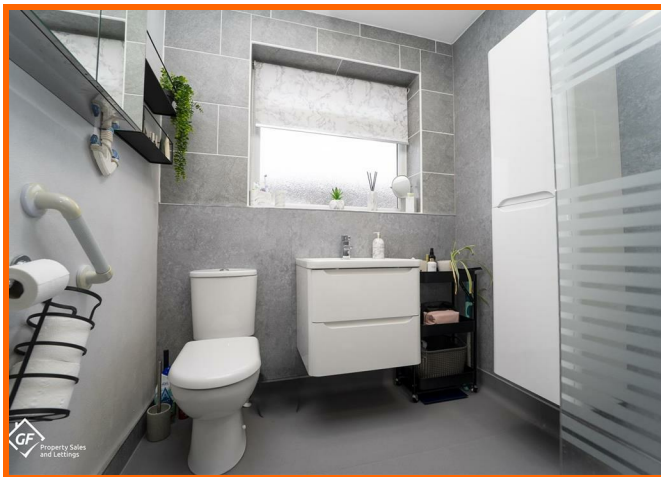
Lawn, shrubs, tarmac driveway, off street, parking.

## Rear

Fully flagged with delightful summerhouse/ seating area.



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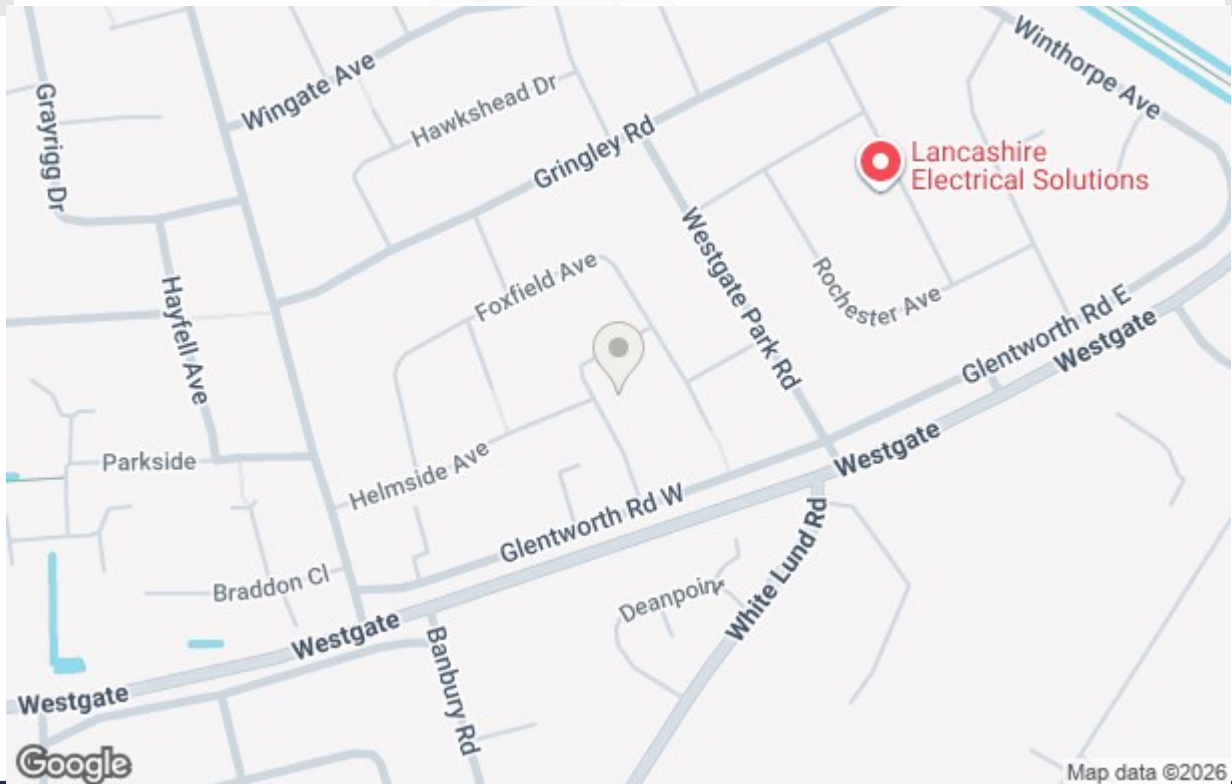
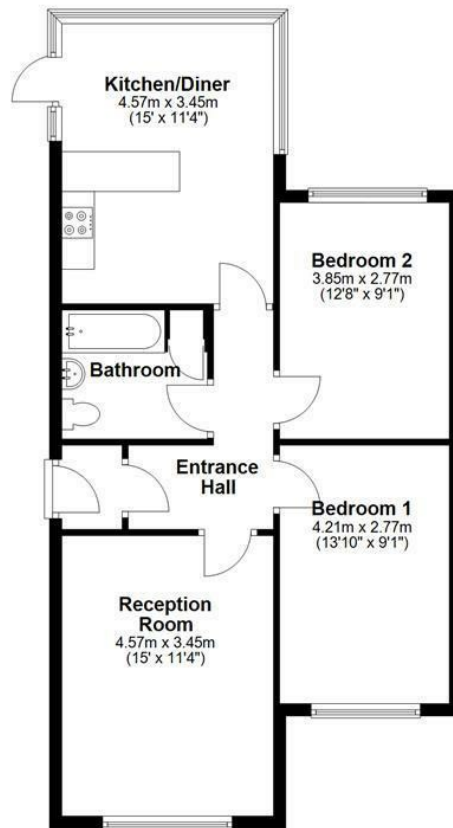
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# Take a nosey round

Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			87
			53

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	