



30 Beach Street,  
Morecambe, LA4 6BT

30, Beach Street, Morecambe

## *The property at a glance*

4  1  2 

- Impressive Mid Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Basement & Utility
- Modern Kitchen
- Four Piece Bathroom Suite
- Landscaped Rear Garden
- Stones Throw From Seafront
- EPC: C Property Band: B Tenure: Freehold
- Offered With No Chain Delay!



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £225,000

# Get to know the property



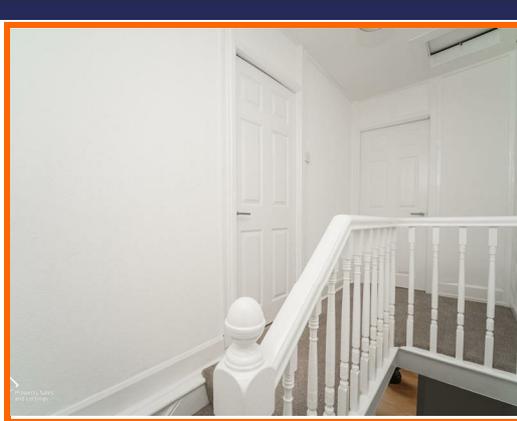
Situated on Beach Street in the charming area of Bare, Morecambe, this delightful mid-terraced house offers a perfect blend of comfort and convenience. Spanning three levels, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the ground floor allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere.

One of the standout features of this property is its enviable location, just a stone's throw from the seafront. Residents can enjoy leisurely strolls along the promenade, taking in the stunning coastal views and the fresh sea air. The lovely rear garden provides a tranquil outdoor space, perfect for relaxing or hosting summer barbecues.

The property is well-suited for those who appreciate the charm of a traditional home while enjoying modern living. With its proximity to local amenities, schools, and transport links, this mid-terraced house is not just a place to live, but a wonderful opportunity to embrace the coastal lifestyle that Morecambe has to offer.





## Porch

This home is a rare find and is sure to attract interest. Do not miss the chance to make it your own. Original coving, dado rail, UPVC front door, laminate flooring.

## Hallway

Original coving, radiator, laminate flooring.

## Living Room

Original coving, picture rail, radiator, gas fire, UPVC double glazed window, wall light points.

## Kitchen

Downlighting, radiator, range of wall, drawer and base units, square edge low profile quartz/ conan worktop, Belfast style sink with mixer tap, induction hob, electric oven, integrated fridge and freezer, laminate flooring.

## Dining Room

Coved ceiling, led down lights, UPVC double glazed window, radiator, UPVC rear door, panelled feature walls, laminate flooring.

## Basement

Led downlighting, radiator, tiled floor, utilities, space for washing machine, dryer, UPVC double glazed window, tanked, radiator.

## Bedroom 1

Coved ceiling, radiator, sliding wardrobes, laminate floor, radiator, pendant lighting.

## Bedroom 2

Coved ceiling, radiator, sliding wardrobes, laminate floor, radiator, pendant lighting.

## Bathroom

Ceiling light, tiled wall and floors, UPVC double glazed window, panelled bath, vanity mounted wash hand basin, heated towel rail, single thermostat shower.

## Bedroom 3

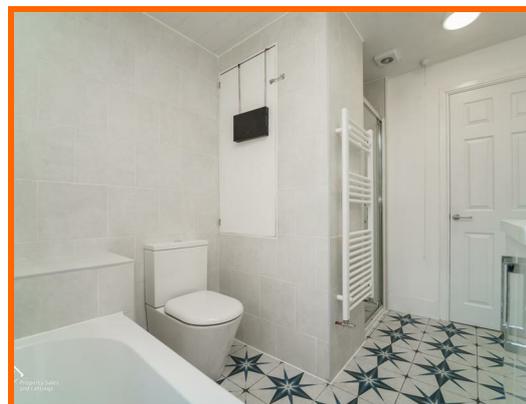
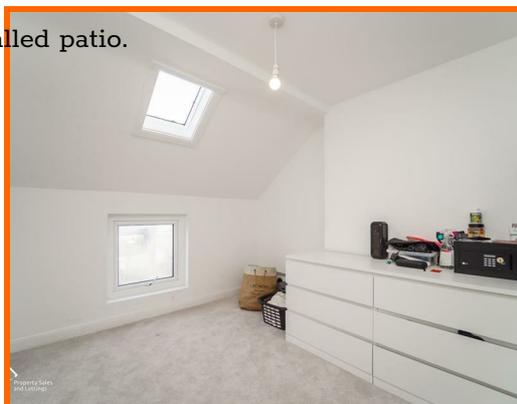
Pendant light, UPVC double glazed window, radiator.

## Bedroom 4

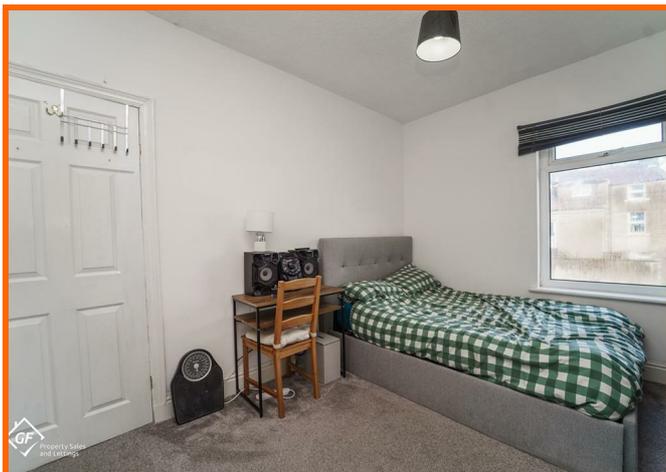
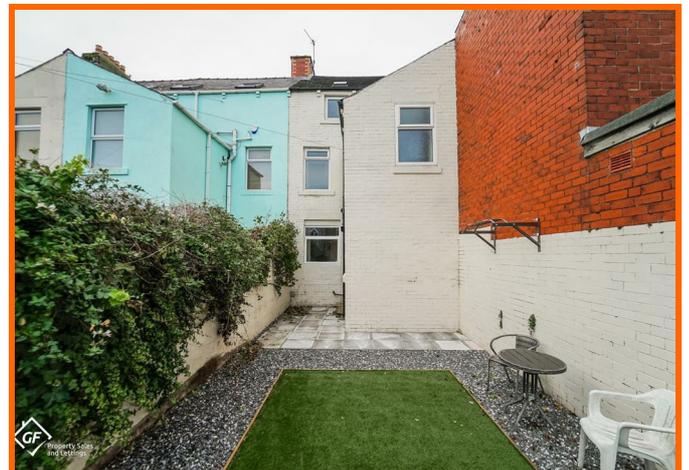
Pendant light, UPVC double glazed window, radiator.

## Rear Garden

Good sized, artificial grass, stone walled patio.



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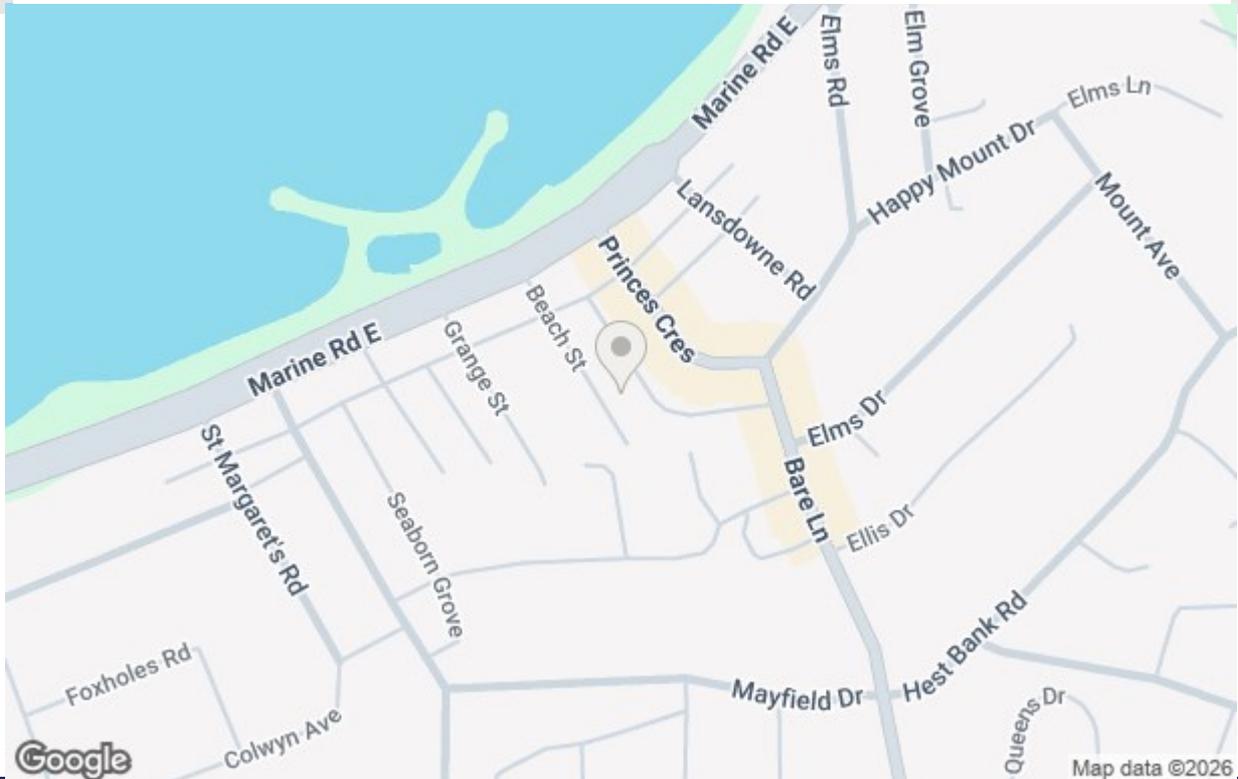
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	81		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

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

England & Wales EU Directive 2002/91/EC