



3 Ellwood Grove,  
Morecambe, LA3 3NQ

3, Ellwood Grove, Morecambe

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

2  1  1 

- Link Detached Property
- Two Bedrooms
- Reception Room & Conservatory
- Garage & Studio
- Convenient Location
- Tenure: Freehold
- Property Band: B
- EPC: D
- Lovely Enclosed Rear Garden



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# **£190,000**



# Get to know the property



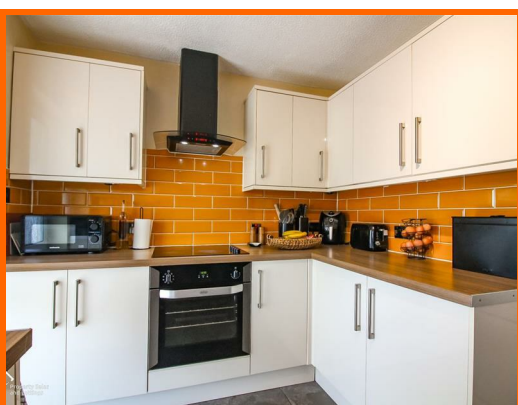
Nestled in the charming area of Ellwood Grove, Morecambe, this delightful link-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. Spanning 646 square feet, the property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property is in excellent condition, ensuring that you can move in with ease and enjoy your new surroundings from day one.

One of the standout features of this home is the lovely conservatory, which overlooks a beautifully maintained rear garden. This serene outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The garden provides a tranquil retreat, allowing you to unwind in a peaceful setting.

Additionally, the property includes an attached garage, providing convenient storage options or potential for a workshop. Parking is also a breeze, with space available for two vehicles, ensuring that you and your guests can come and go with ease.

In summary, this two-bedroom detached house in Ellwood Grove is a wonderful opportunity for anyone looking for a well-maintained home with a beautiful garden and ample parking. With its excellent condition and inviting features, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming property your own.





## Porch

UPVC door into porch, UPVC window and door into living room.

## Living Room

Two UPVC windows, radiator, smoke alarm, coving, wall mounted living flame fireplace, stairs to first floor and door to kitchen.

## Kitchen

UPVC window, radiator, mix of wall and base units with laminate worktops, four ring electric hob, extractor fan, one and a half bowl sink with draining board, tiled splashback, thermostat, tiled flooring and door to conservatory.

## Conservatory

Panelled roof, UPVC windows, tiled flooring and French door to rear garden.

## First Floor

### Landing

UPVC window, smoke alarm, loft access, coving, storage cupboard, doors to bedroom one, bedroom two and shower room.

### Bedroom One

UPVC window, radiator,

### Bedroom Two

UPVC window and radiator.

### Shower Room

UPVC window, dual flush WC, pedestal wash basin with waterfall mixer tap, shower cubicle with direct feed shower, partially tiled surround, heated towel rail and vinyl flooring.

## External

### Front

Parking for two cars, pebbled area, gate to side garden and rear.

### Rear

Patio area, pebbled area, bedded area, mature shrubs, outdoor socket, Astroturf, access to side garden and door to garage.

### Garage

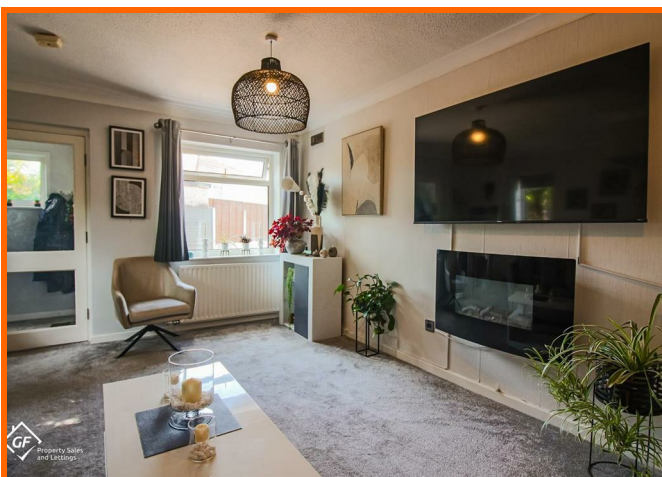
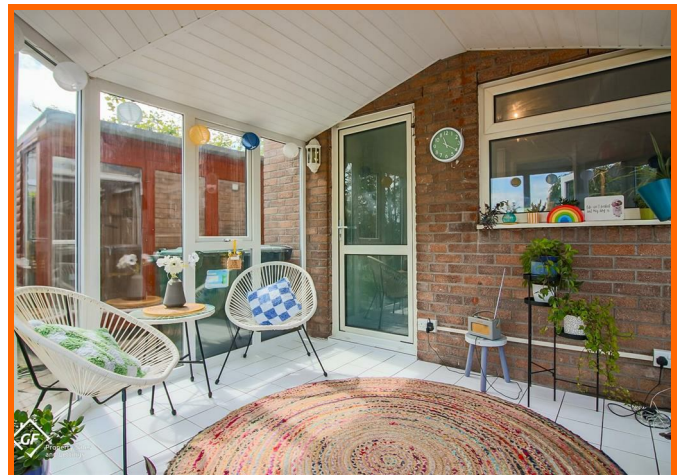
Power, boiler and plumbing for washing machine.

### Studio

Power

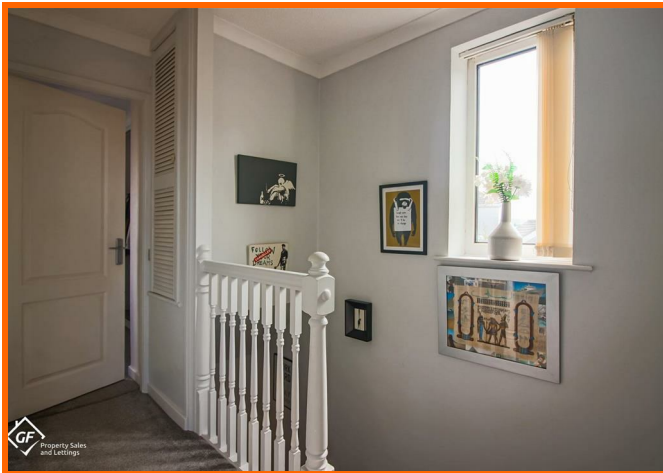


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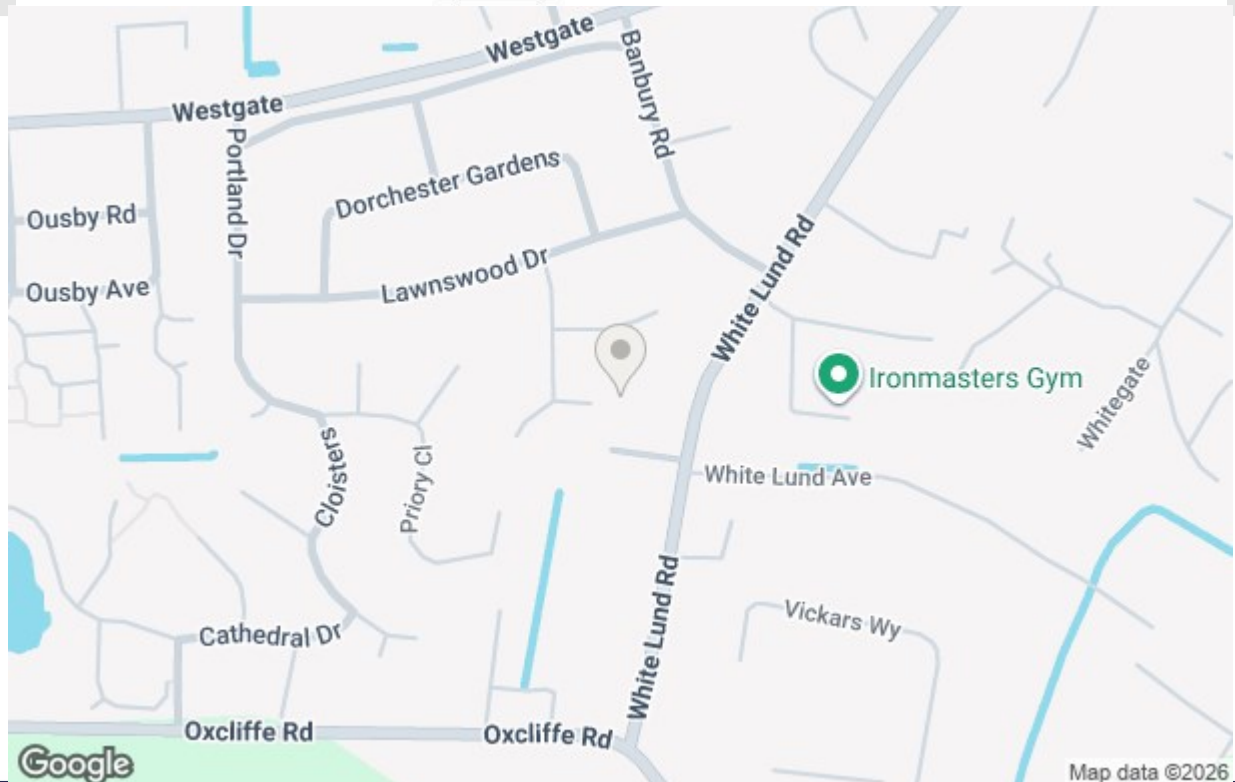
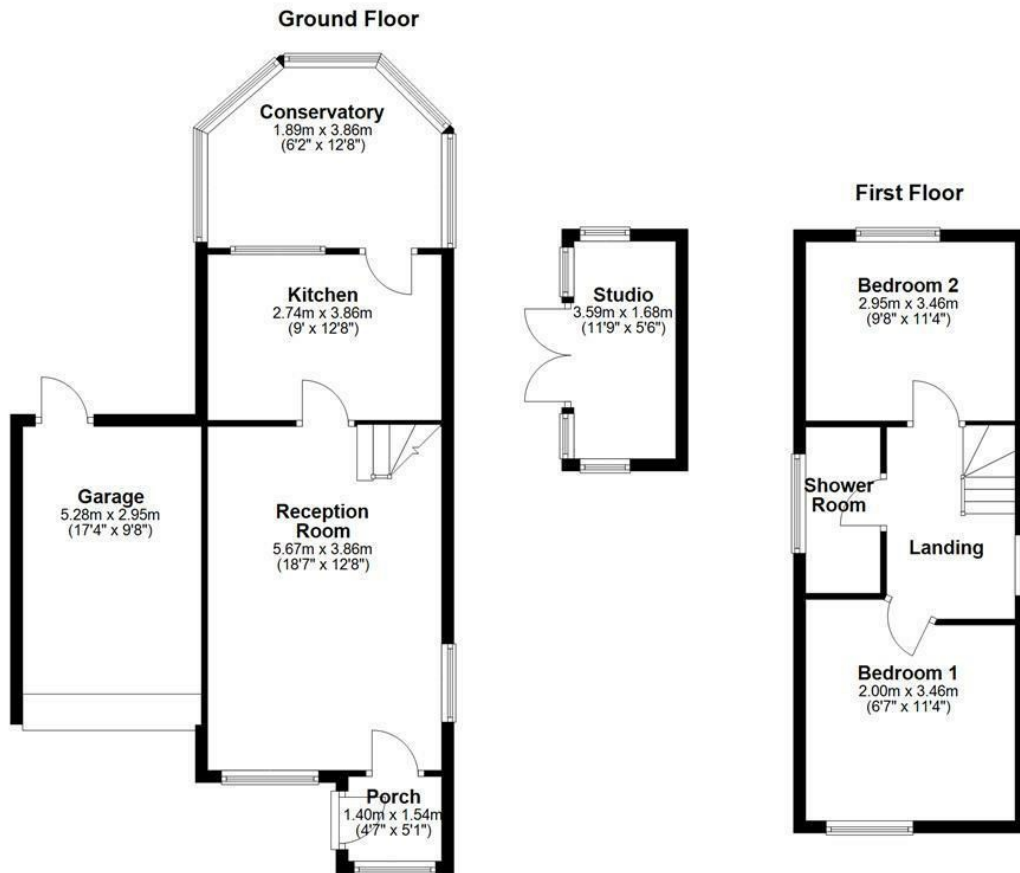
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(49-54) 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			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(49-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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