



15 Chatsworth Road,  
Morecambe, LA4 4JG

15, Chatsworth Road, Morecambe

## *The property at a glance*

5 2 2

- Impressive Semi Detached Property
- Across 3 Floors
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Amenities, Schools & Sea Front
- Tenure: Freehold
- Property Band: C
- EPC: F



Get in touch today

01524 401402  
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**£275,000**

# Get to know the property



Situated on the popular Chatsworth Road in Morecambe, this delightful house, built in 1930, offers a perfect blend of original character and modern living. The property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

With four well-proportioned bedrooms, this home is perfect for larger families or those seeking extra space. The main bedroom features a convenient en suite, providing a private sanctuary for relaxation. Additionally, a family bathroom serves the other bedrooms, ensuring comfort and convenience for all.

The heart of the home is undoubtedly the extended kitchen, which combines functionality with style, making it a wonderful space for culinary enthusiasts. The beautiful original features throughout the property add a touch of charm and warmth, creating an inviting atmosphere that you will love coming home to.

This property is not just a house; it is a place where memories can be made. With its generous living space and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

For more information, please contact the office at your earliest convenience.





## Hallway

Wood double glazed frosted window, Baxi combi boiler, composite double glazed front door, central heating radiator, coving, dado rail, laminate floor, stairs to first floor, doors to reception room 1, reception room 2 and kitchen.

## Reception Room 1

UPVC double glazed bay window, central heating radiator, central heating radiator, coving, gas fire with marble and hearth surround, laminate floor.

## Reception Room 2

2 x UPVC double glazed window, UPVC double glazed French doors to rear, central heating radiator, coving, tiled fireplace with hearth and surround, dado rail, laminate floor.

## Kitchen

3 x UPVC double glazed window, UPVC double glazed frosted door to rear, range of wall, drawer and base units, composite sink with mixer tap, freestanding double oven with 4 ring gas hob, breakfast bar, space for fridge freezer, plumbing for dishwasher and washing machine, laminate floor.

## First Floor Landing

Wood double glazed frosted window, coving, dado rail, stairs to ground floor and second floor, doors to bathroom/WC, bedroom 1 and bedroom 2.

## Bathroom

Tiled double glazed frosted window, 6 x spot light points, extractor fan, coving, full tiled walls, dual flush WC, wall mounted vanity sink and mixer tap, panelled bath with mixer tap and rinse head, central heating towel rail.

## Bedroom 1

UPVC double glazed window, central heating radiator, coving, dado rail, door to en-suite.

## En-Suite

UPVC double glazed window, central heating radiator, coving, half tiling to complement, main feed walk-in shower, dual flush WC, wall mounted vanity wash basin, tiled floor.

## Bedroom 2

UPVC double glazed window, central heating radiator, storage cupboard.

## Second Floor

Smoke alarm, doors to bedroom 3 and bedroom 4, stairs to second floor.

## Bedroom 3

UPVC double glazed window, central heating radiator.

## Bedroom 4

UPVC double glazed window, central heating radiator, pedestal sink with traditional taps, vinyl floor.

## Front Garden

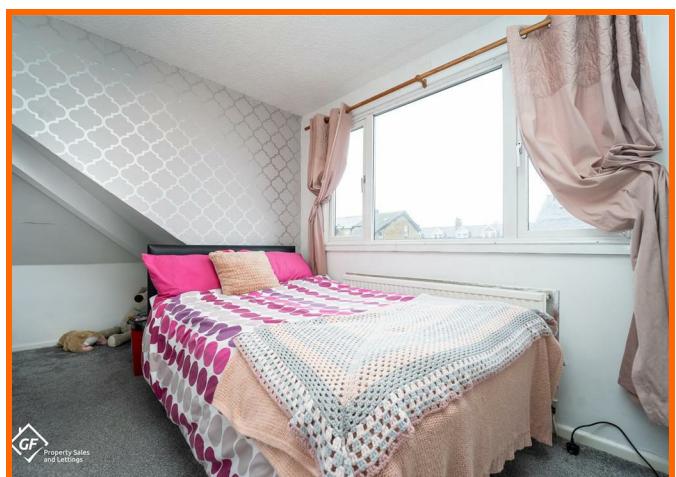
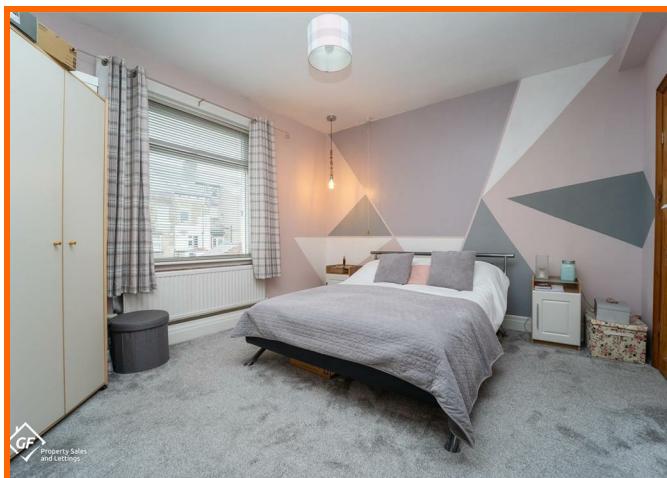
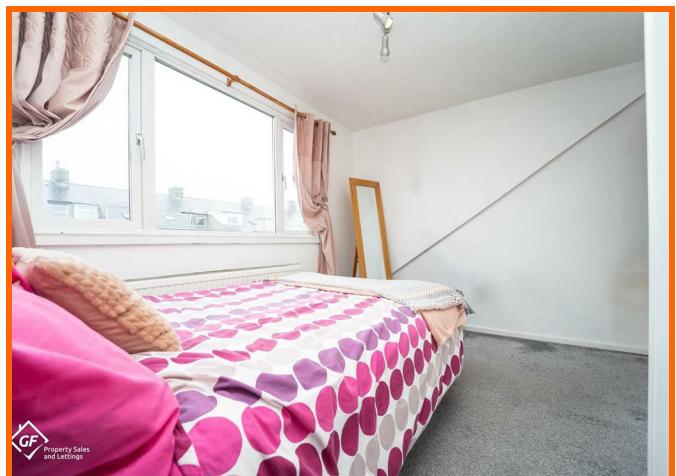
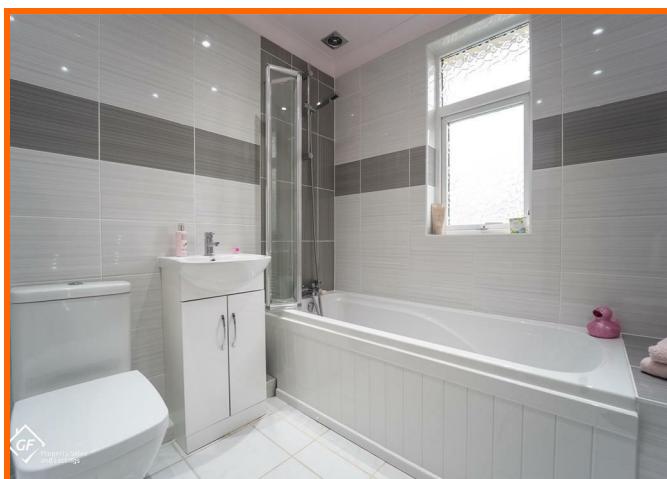
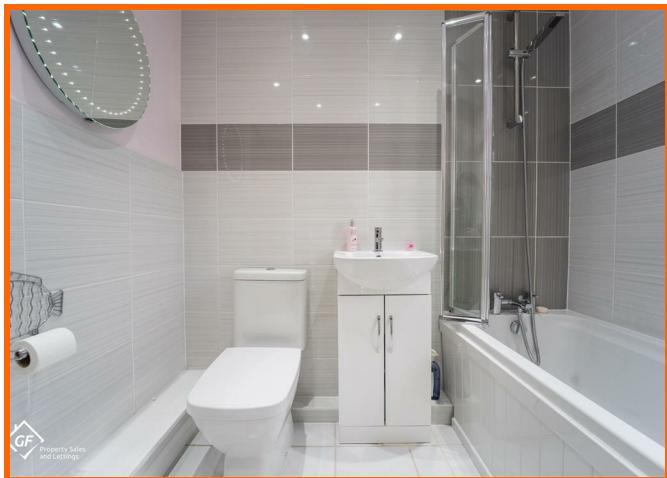
Stores, concrete path.

## Rear Garden

Out building, shed, stones, raised flagged seating area.



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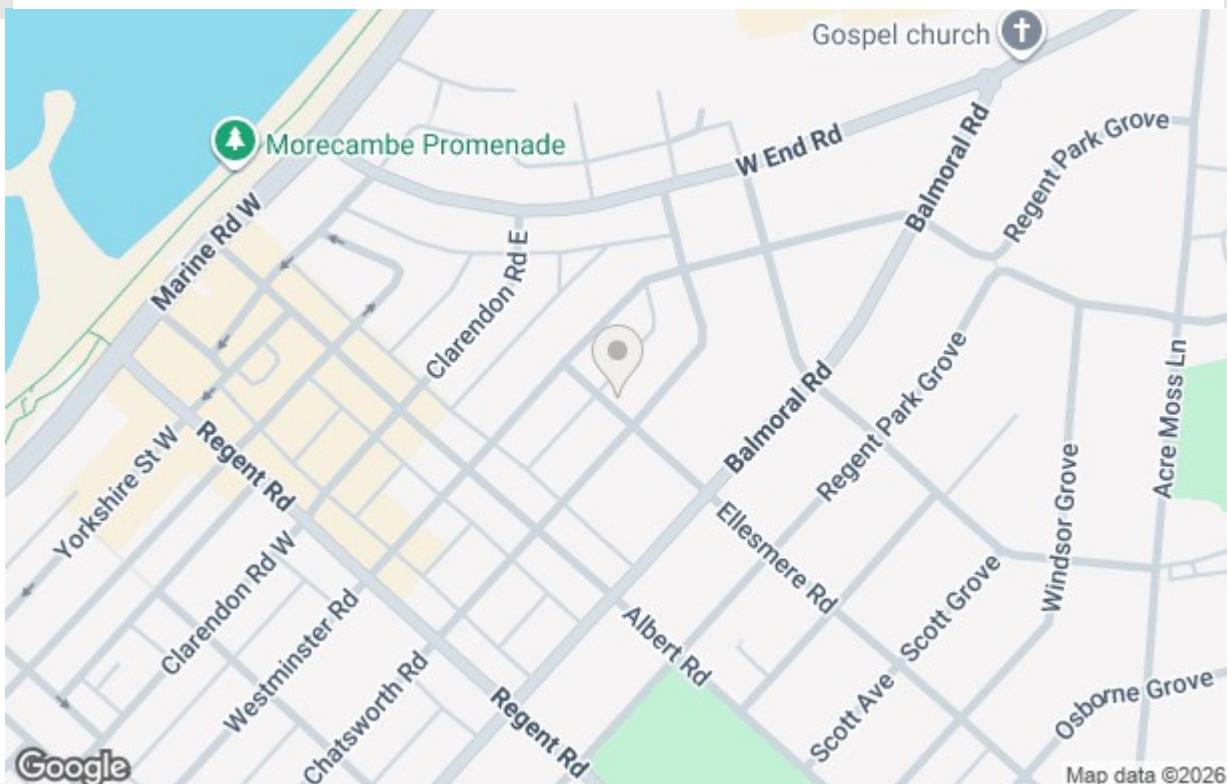
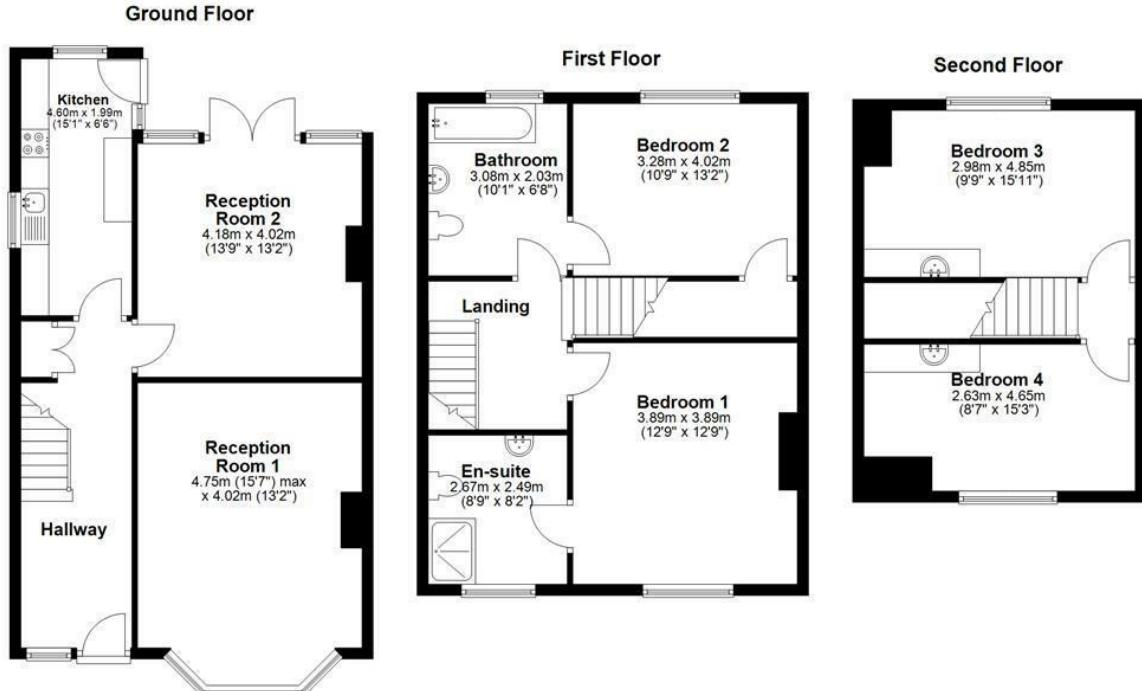
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# Take a nosey round



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		