



3 Reedmace Walk, Morecambe,
LA3 3QW

3 Reedmace Walk, , Morecambe

The property at a glance

3  1  1 

- Quiet cul-de-sac
- Open plan aspect
- Low maintenance rear garden
- Recently Refurbished to a high standard
- Fitted Kitchen with Dishwasher
- Spacious Fitted Bathroom
- Available Now
- Close to local amenities
- Council Tax: B
- EPC rating: C



Get in touch today

01524 401402
info@gfproperty.co.uk
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£995

Get to know the property



Welcome to this charming townhouse located on Reedmace Walk in the delightful area of Westgate, Morecambe. This well-appointed property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a welcoming home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property boasts three bedrooms. The layout is thoughtfully designed to ensure that every member of the household has their own private sanctuary.

The bathroom is well-equipped, providing all the necessary amenities for your daily routines. The townhouse is designed to maximise space and light, creating a bright and airy environment throughout.

For those with a vehicle, the property includes parking for one car, adding to the convenience of living in this lovely home. The location in Westgate is particularly appealing, with easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

In summary, this townhouse on Reedmace Walk presents an excellent opportunity for anyone looking to settle in a friendly community in Morecambe.

Reception Room

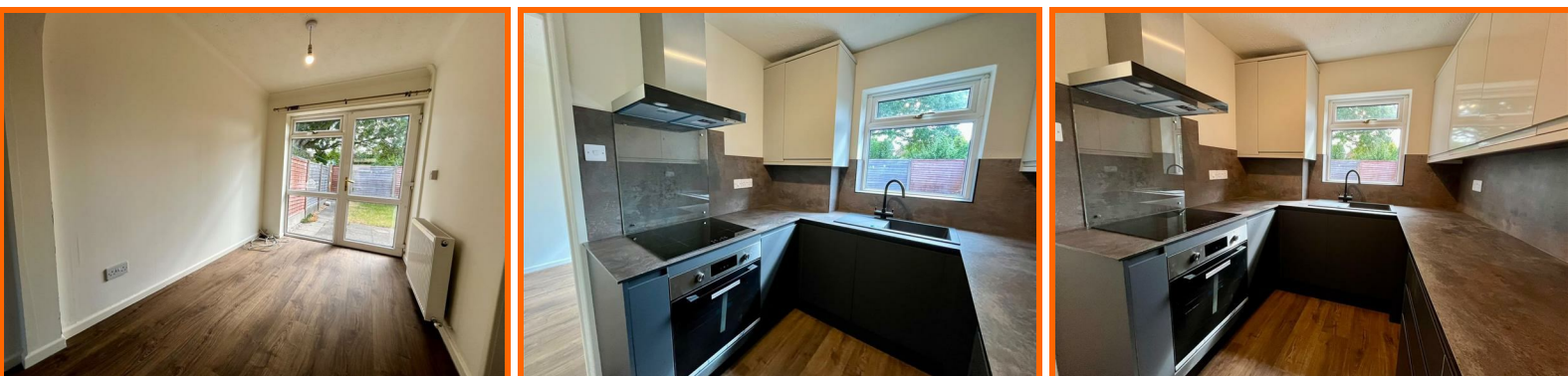
UPVC double glazed window, UPVC double glazed frosted window, gas central heating radiator, coving, electric fire, wood surround marble hearth, open to reception room two, stairs lead to first floor, UPVC double glazed door.

Reception Room Two

UPVC double glazed window, open to kitchen and reception room one, UPVC double glazed door leading to rear.

Kitchen

UPVC double glazed window, gas central heating radiator, tile splashback, shaker style wall and base units, laminate worktops, stainless sink with traditional taps, freestanding single electric oven, four ring electric hob, plumbing for washing machine, space for fridge freezer, laminate floor, Ideal combination boiler.



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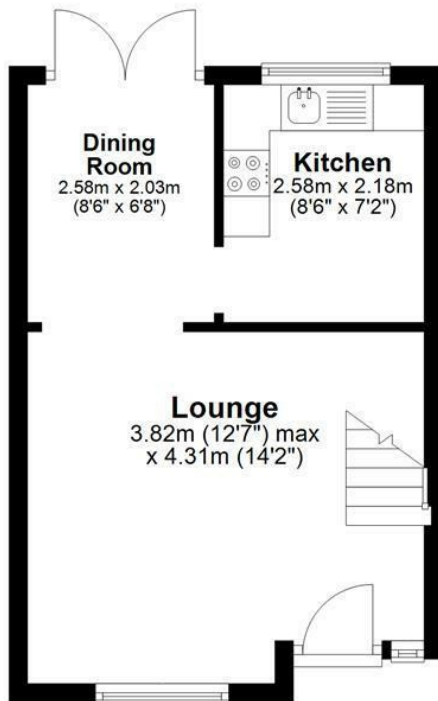
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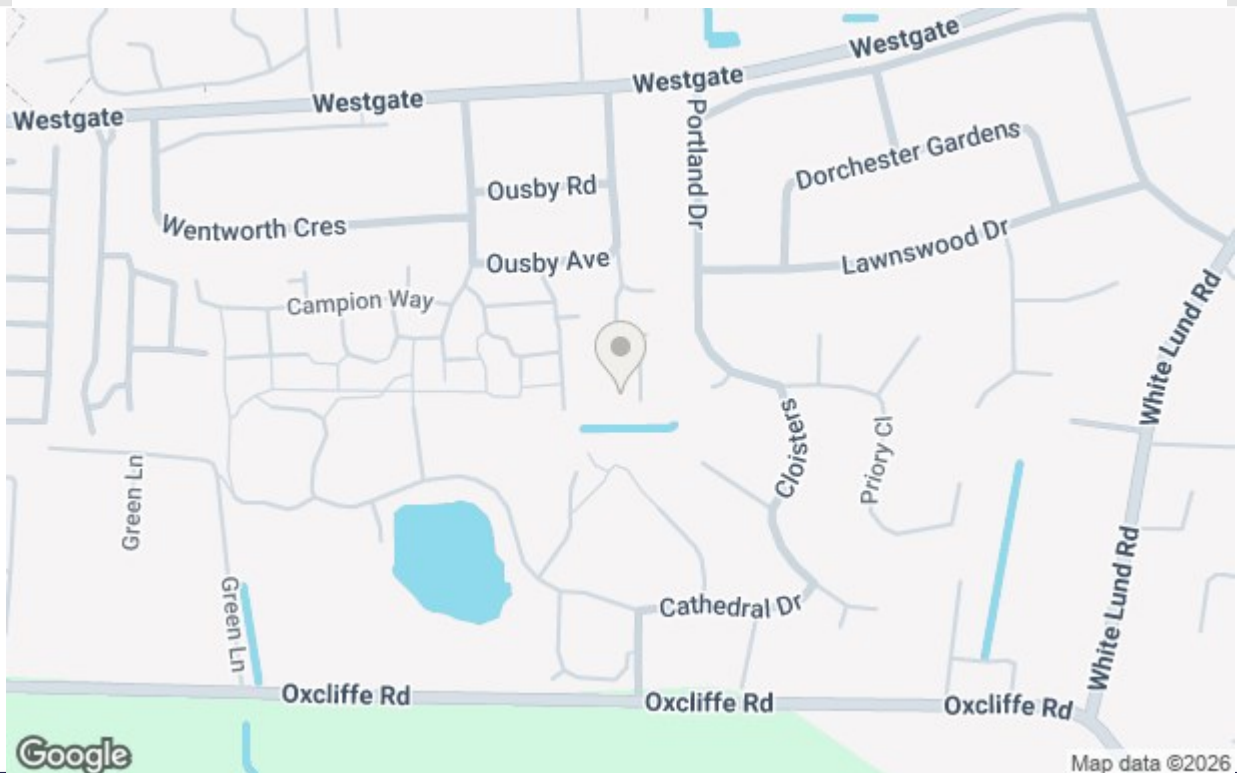
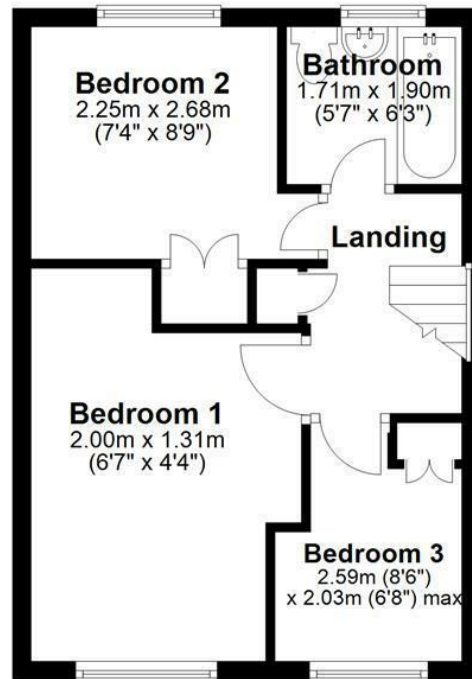
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Take a nosey round

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	