



15 Borrowdale Grove,
Morecambe, LA4 5XJ

15, Borrowdale Grove, Morecambe

The property at a glance

3  1  2 

- Semi Detached Property - Offered With No Chain Delay!
- Three Bedrooms (Two Double)
- Open Plan Kitchen/ Dining Room
- Bay Fronted Lounge
- Driveway & Garage
- Gardens To Front & Rear
- Tenure: Freehold
- Property Band: B
- EPC: D
- Amenities, Schools & Transport Links



Get in touch today

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

£250,000

Get to know the property



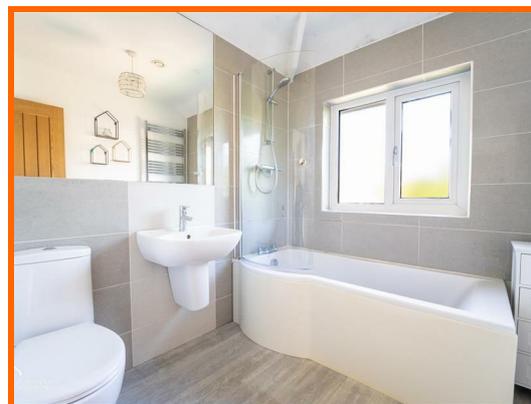
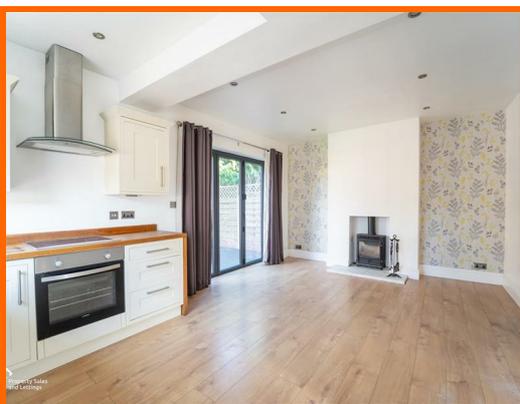
Nestled in the charming cul-de-sac of Borrowdale Grove, Morecambe, this delightful semi-detached house presents an excellent opportunity for first-time buyers and investors alike. The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The contemporary bathroom is designed with modern fixtures, ensuring comfort and style.

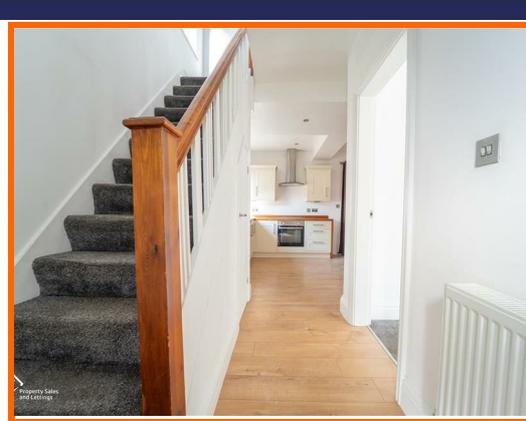
The heart of the home is the open-plan kitchen and dining room, which creates a welcoming atmosphere for entertaining friends and family. This space is perfect for both casual dining and formal gatherings, making it a versatile area for everyday living.

Gas central heating ensures warmth throughout the property, while the enclosed garden provides a private outdoor space for relaxation or play. The off street parking and garage adds further convenience, offering secure storage for vehicles or outdoor equipment.

With no onward chain, this property is ready for immediate occupancy, making it an attractive option for those looking to move quickly. The good driveway enhances accessibility, and the location is conveniently situated just off Broadway, providing easy access to local amenities and transport links.

In summary, this semi-detached house on Borrowdale Grove is a wonderful opportunity to secure a comfortable and modern home in a desirable area of Morecambe.





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

Hall

Wood double glazed frosted door, central heating radiator, smoke alarm, stairs to first floor, open to kitchen, door to reception room, laminate floor.

Reception Room

UPVC double glazed box bay window, central heating radiator, electric fire wood surround, coving.

Kitchen

2 x UPVC double glazed windows, 12 x spot light points, central heating radiator, log burner with marble hearth, shaker style wall and base units, stainless steel sink with mixer tap, extractor hood, 4 ring electric hob and oven, plumbing for washing machine, space for fridge freezer, laminate floor, bi-fold doors to rear.

Landing

UPVC double glazed frosted window, loft access, smoke alarm, stairs to ground floor, doors to bedrooms 1,2,3 and bathroom.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, half tiled to complement, extractor fan, dual flush WC, wall mounted mixer tap, P-shaped bath with mixer tap and rinse head, lino floor.

Bedroom 1

UPVC double glazed box bay window, central heating radiator, built-in wardrobe.

Bedroom 2

UPVC double glazed window, central heating radiator, 4 x spot light points.

Bedroom 3

UPVC double glazed window, central heating radiator.

Front Garden

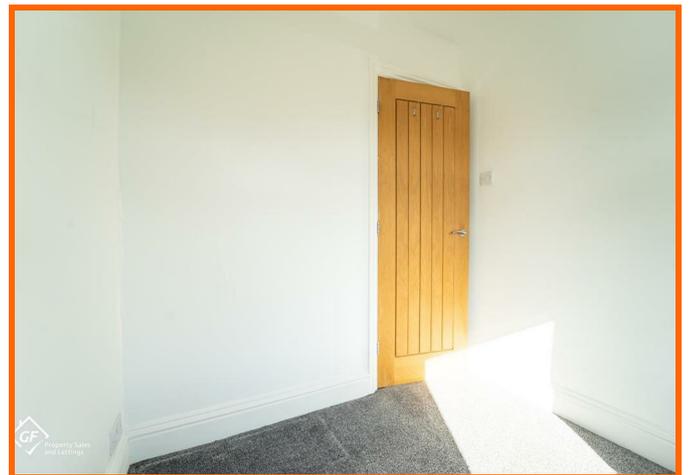
Slate chips, stones, shrubs, concrete driveway leading to garage.

Rear Garden

Decking, lawn and stones.



15 Borrowdale Grove, Morecambe, LA4 5XJ



15 Borrowdale Grove, Morecambe, LA4 5XJ



Get in touch today

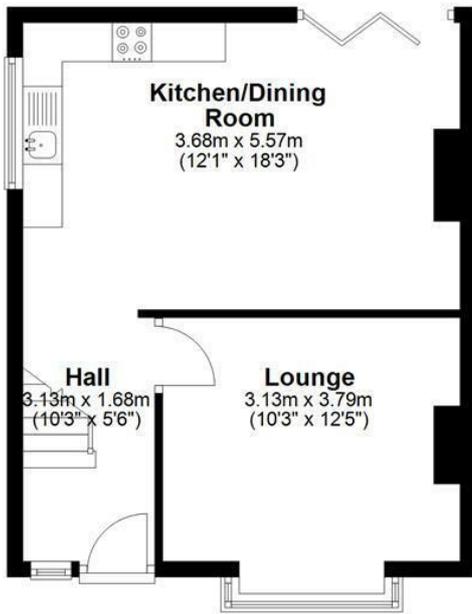
01524 401402

info@gfproperty.co.uk

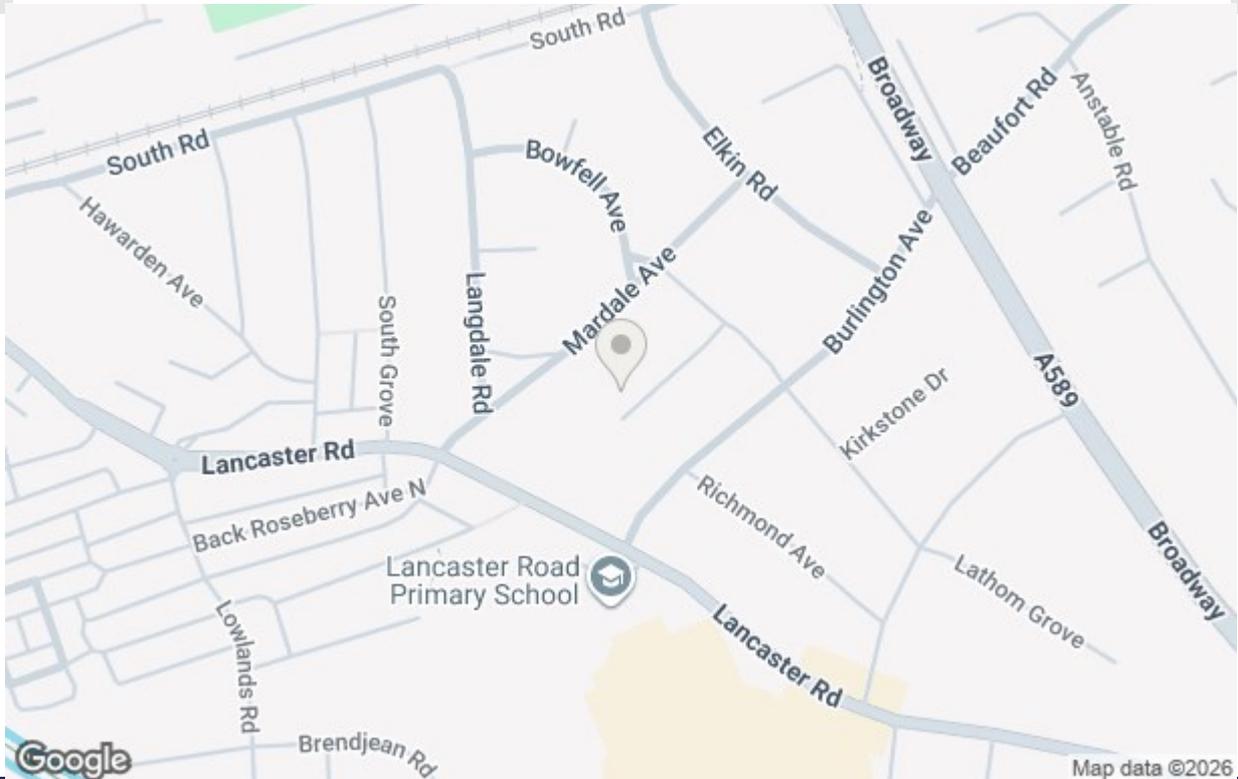
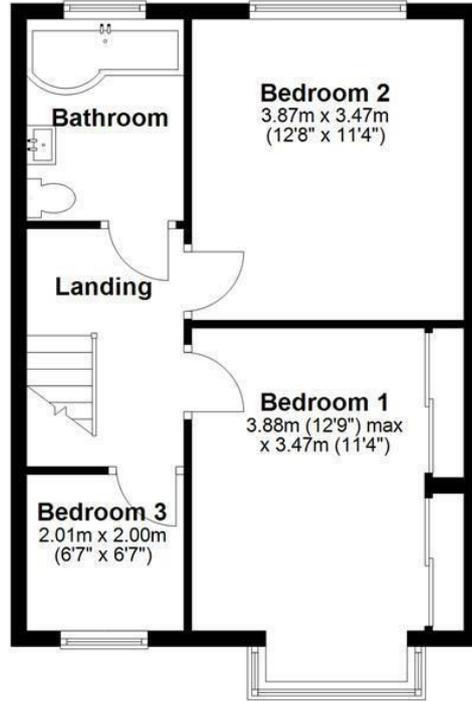
gfproperty.co.uk

Take a nosey round

Ground Floor



First Floor



Get in touch today

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(65-80) C		(65-80) C	
(55-64) D		(55-64) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC