



30 St. Margarets Road,
Morecambe, LA4 6EF

30, St. Margarets Road, Morecambe

The property at a glance

3  2  2 

- Mid Terraced Property
- Three Double Bedrooms
- Sought After Location
- Two Reception Rooms
- Two Bathrooms
- New Boiler 2025
- Coastal Walks/Excellent Transport Links
- Freehold
- EPC: D
- CTB: B



Get in touch today

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

£265,000

Get to know the property

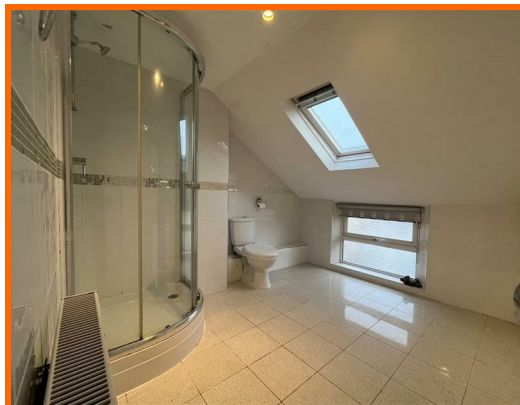


Nestled in the highly desirable Bare area of Morecambe, this impressive mid-terrace house offers a spacious and comfortable family home. Boasting four generously sized bedrooms, this property is perfect for families seeking room to grow or those who enjoy entertaining guests.

The house features two inviting reception rooms, providing ample space for relaxation and social gatherings. The layout is thoughtfully designed to ensure both privacy and togetherness, making it an ideal setting for family life. With two well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The location on St. Margarets Road places you within easy reach of local amenities, schools, and the beautiful Morecambe Bay, making it a perfect choice for a wide range of buyers. Whether you are a growing family, a first-time buyer, or looking for a sound investment, this property is sure to meet your needs.

In summary, this large family home in the sought-after Bare area presents an excellent opportunity for those looking to settle in a vibrant community. With its spacious interiors and convenient location, it is a property not to be missed. Call 01524 401402 to book a viewing.





Living Room

4.42m x 3.53m (14'6 x 11'7)

Painted Plastered Ceiling, Pendant Light, UPVC Double Glazed Bay Window, Electric Fire, Radiator, Solid Oak Flooring.

Dining Room

3.73m x 3.53m (12'3 x 11'7)

Painted Plastered Ceiling, UPVC Double Glazed Window, Shelving, Radiator, Solid Oak Flooring.

Kitchen

4.95m x 2.36m (16'3 x 7'9)

Pendant Light, UPVC Double Glazed Window, UPVC Double Glazed Door, Solid Oak Flooring, Part Tiled Walls, Velux, Newly Installed Boiler, Wall Base And Draw Units, Solid Wood Work Tops, Range Cooker, Space For Fridge Freezer, Integrated Dishwasher.

Bedroom Two

4.60m x 3.45m (15'1 x 11'4)

UPVC Double Glazed Bay Window, Sliding Door Wardrobe, Solid Oak Flooring.

Bedroom Three

2.84m x 3.45m (9'4 x 11'4)

UPVC Double Glazed Window, Sliding Door Wardrobe, Solid Oak Flooring.

Bathroom

2.79m x 2.49m (9'2 x 8'2)

Radiator, 2 x UPVC Double Glazed Windows, Pendant Light, Tiled Walls, Heated Towel Rail, Jacuzzi Corner Bath, Semi Pedestal Sink, Low Level WC, Double Enclosure Thermostatic Shower, Floor Tiles.

Bedroom One

4.60m x 4.19m (15'1 x 13'9)

UPVC Double Glazed Window, Sliding Door Wardrobe, Solid Oak Flooring. Velux.

En-Suite Shower Room

2.90m x 2.74m (9'6 x 9'35)

Tiled Walls, Corner Enclosed Thermostatic Shower, Radiator, Ceiling Light, Low Level WC, UPVC Double Glazed Window, Double Glazed Velux, Top Mounted Sink With Mixer Tap & Vanity Unit, Tiled Floor.

External

Small Front Seating Area & Rear Gated Patio.

Basement

4.60m x 4.29m (15'1 x 14'1)





**30 St. Margarets Road,
Morecambe, LA4 6EF**



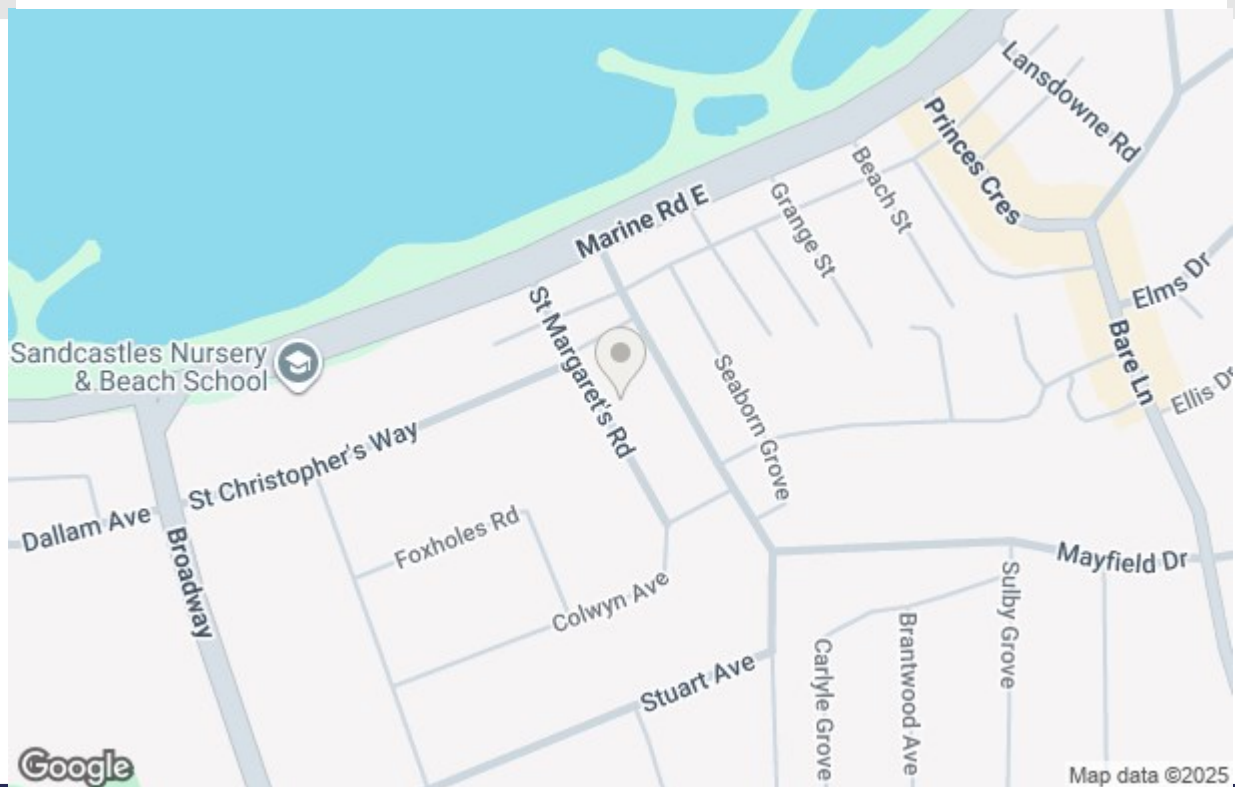
**30 St. Margarets Road,
Morecambe, LA4 6EF**



Get in touch today

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

Take a nosey round



Get in touch today

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

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