



5 Forrest Mews, Morecambe  
£210,000





## 5 Forrest Mews

Morecambe

Brand new 3-bed semi-detached house in bespoke new development. Luxurious modern, energy efficient living with open plan layout, utility room, private garden, and allocated parking. Ideal for stylish, comfortable lifestyle with great amenities and transport links.

Council Tax band: B

Tenure: Freehold

- Semi Detached
- 3 Bedrooms
- Brand New & Energy Efficient
- Solar Panels & EV Charging Ducting
- Open Plan Living
- Utility Space & Cloakroom
- Allocated Parking
- Private Rear Garden
- Transport & Travel Links
- Bespoke New Development





### **The House**

Welcome to this stylish, brand new home. This is the perfect time to secure your new home and this house benefits from a full range of modern build techniques emphasising energy efficiency. With solar panels and high spec insulation choosing this house means you can look forward to reduced energy bills. The EPC is Band A. The décor is sleek and modern throughout. The front door opens to a light, bright hallway with contemporary herring bone design flooring. The hallway is wide and welcoming. Stairs lead up to the first floor and straight ahead you will find the open plan living area. A cloakroom/WC completes the ground floor accommodation.

### **Modern Living**

The open plan living is light, bright and modern. A sleek kitchen in contemporary neutral tones enjoys an integrated Neue ceramic hob, stainless steel oven and extractor hood. There is a stainless steel splash back. The matching utility area to the side is plumbed for a washer and the back door opens to a private rear garden. Upstairs you will find three bedrooms and a sleek bathroom.

### **Images**

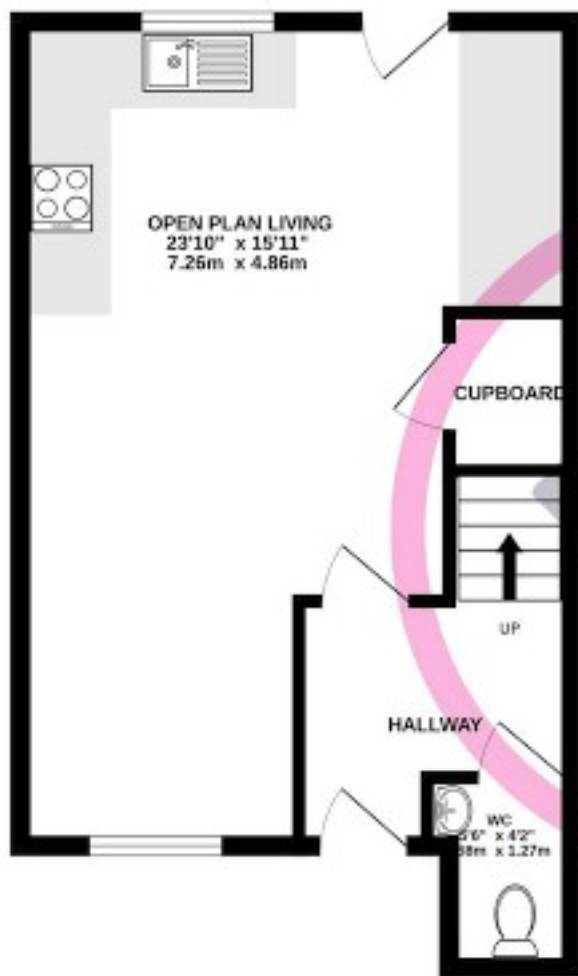
Images from the development are for marketing purposes and may not represent the individual property.

### **Service Charge**

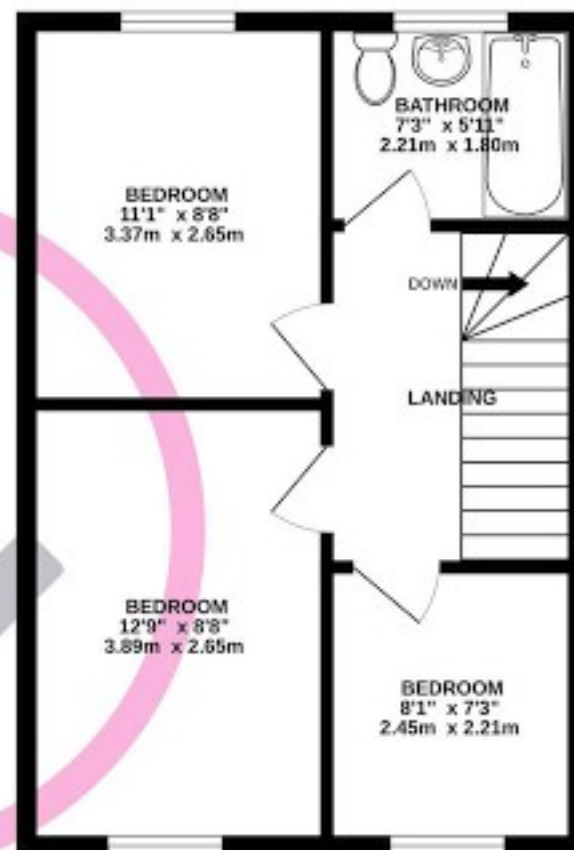
The houses will be pay towards the upkeep of the communal external areas projected to be £20 a month – this should be confirmed by solicitors.



GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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