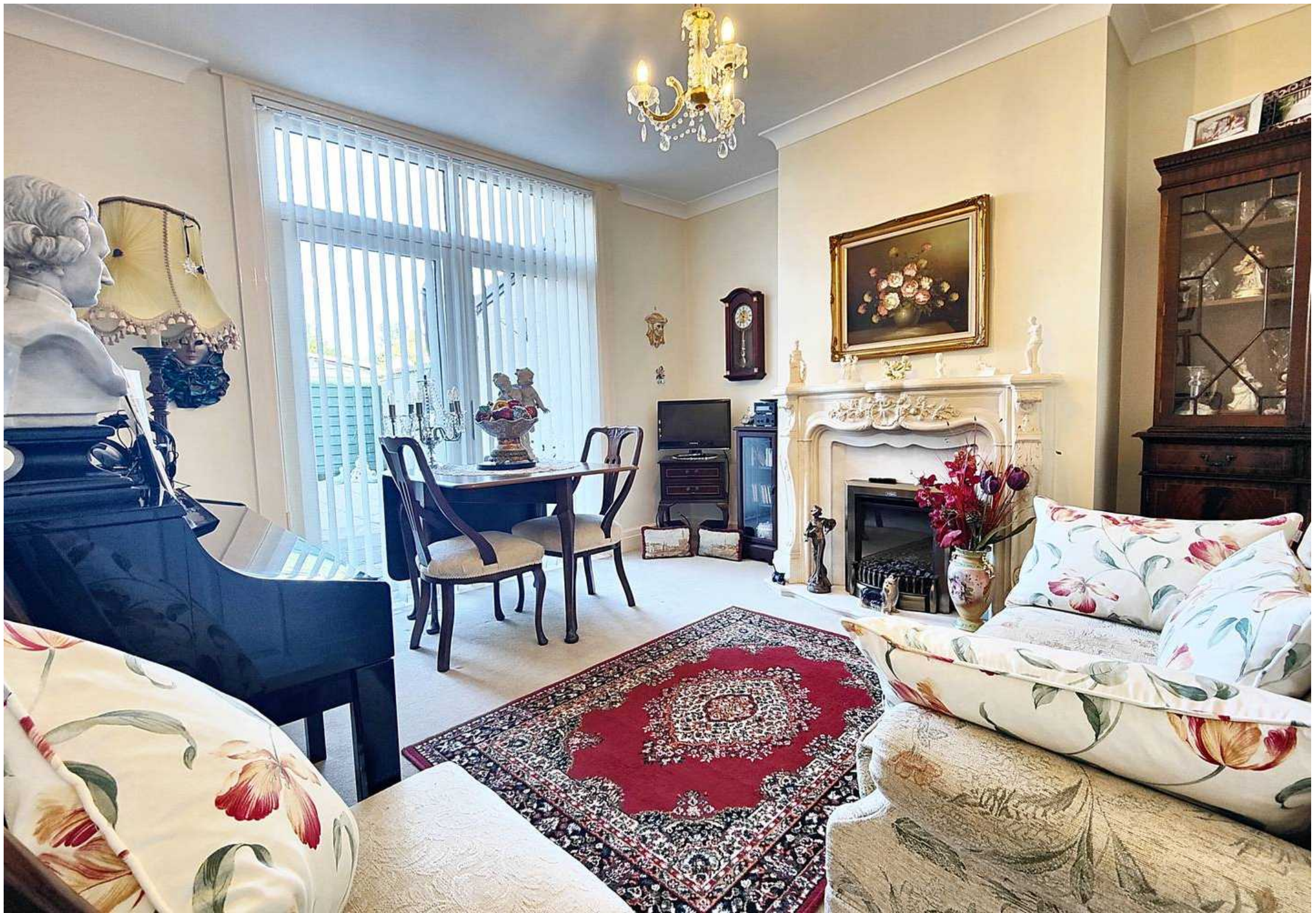
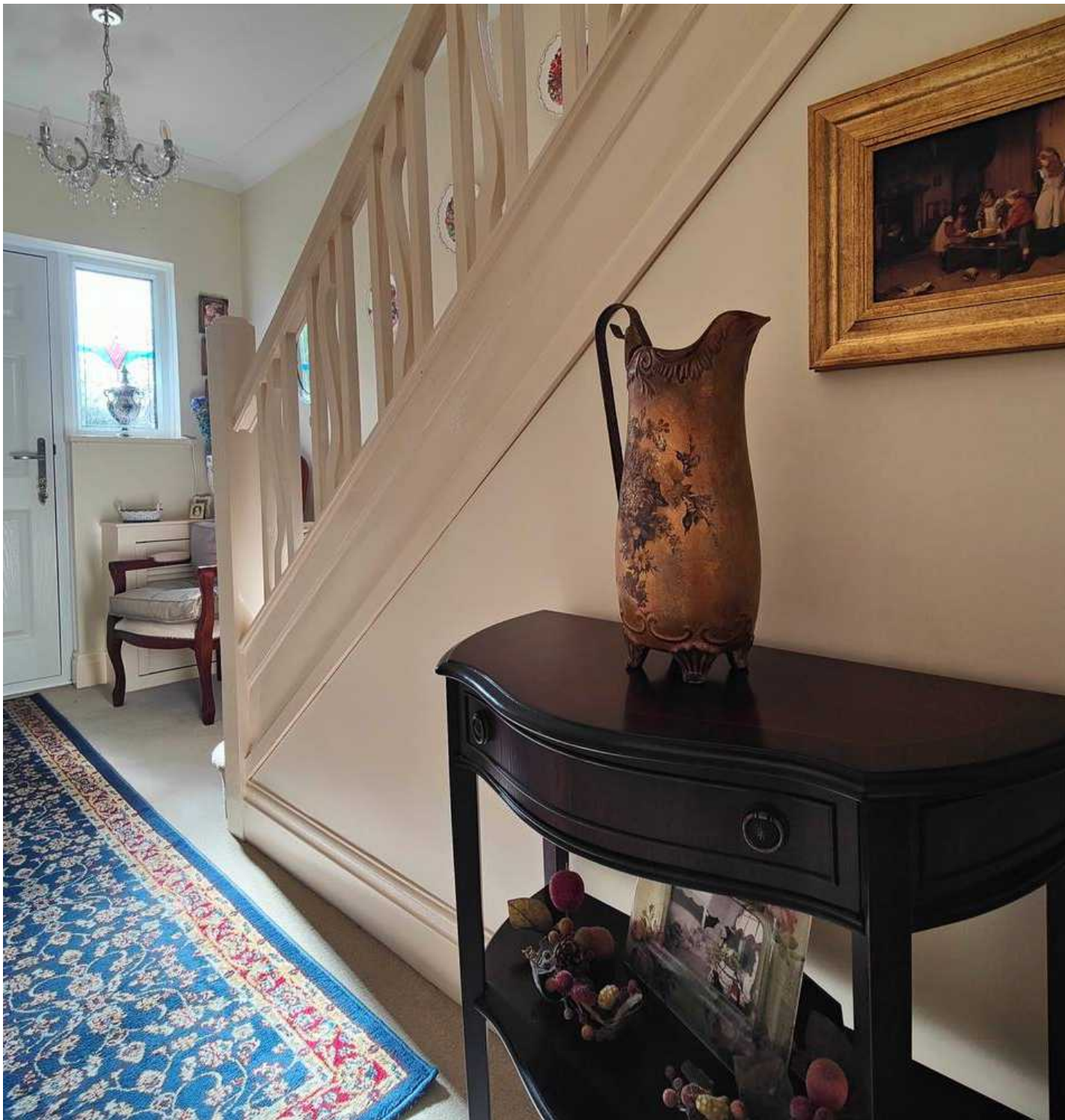




32 Burlington Avenue, Morecambe
£250,000





32 Burlington Avenue

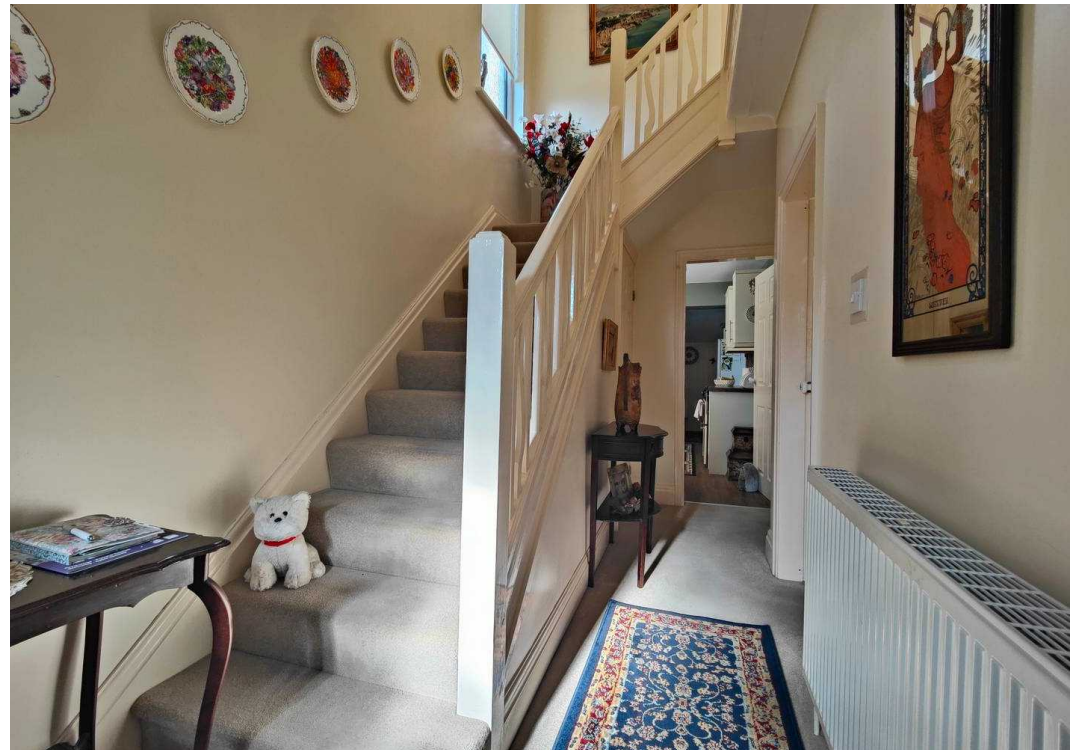
Morecambe, Morecambe

Elegant 3-bed semi-detached house in a popular residential area. Spacious, living spaces with modern kitchen & utility space. 2 receptions, low-maintenance garden & gated parking. Close to amenities and transport links. What a great family house!

Council Tax band: C

Tenure: Freehold

- Semi Detached House
- 3 Bedrooms & 2 Receptions
- Kitchen & Utility Space
- French Doors to Rear
- Low Maintenance Rear Garden
- Attractive Front Garden
- Gated Driveway Parking
- Transport & Travel Links
- Great Local Amenities
- Popular Residential Area





Reception Rooms

A beautifully looked after family home. With plenty of updates in the last ten years you will find a modernised, organised home ready for you to move in and make your own. The composite front door open to a light, bright hallway with neutral décor. Matching white painted panelled doors open to the ground floor rooms and stairs lead up to the first floor accommodation. There are two generous reception rooms. The front room has an elegant bow window and traditional fireplace with gas fire focal point. The dining room at the rear has double glazed French Doors which open to the low maintenance rear garden. There is a second traditional fireplace in this room which has an electric fire focal point.

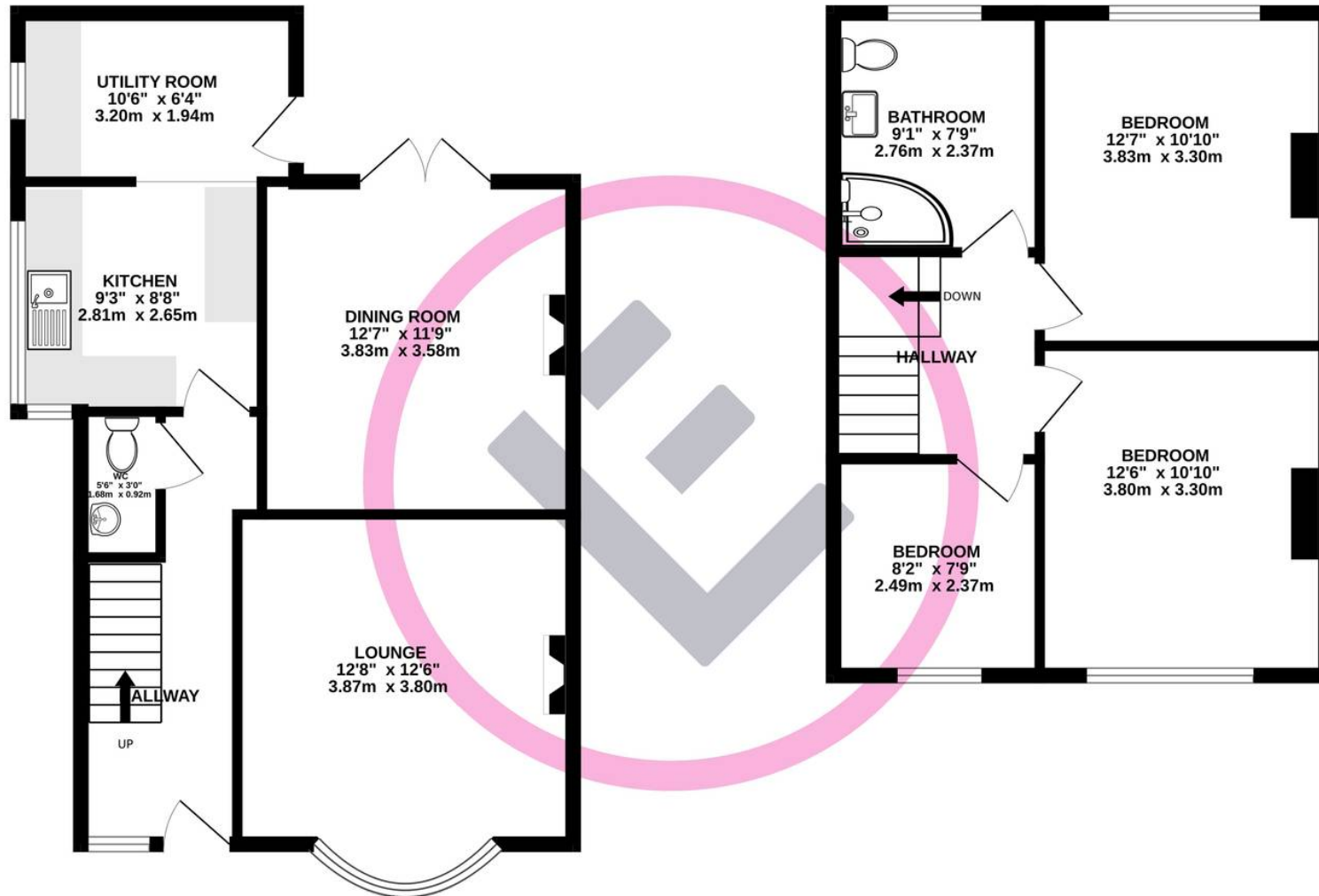
Kitchen & Utility Space

The kitchen has modern cream cabinets and a dark wood effect work top creates a high end finish. Splash back tiling complements the cabinets and wood effect flooring matches the work top. The kitchen has a bay window to the side creating a light, bright space. There is open access to the utility space at the rear which has matching cabinets. The gas combination boiler for the home is wall mounted in the corner cupboard. The wood effect flooring extends through this area and the double glazed door opens out to the low maintenance rear garden. A cloakroom/ WC completes the ground floor accommodation.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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