



20 Morecambe Road, Lancaster  
Lancaster

£265,000





## 20 Morecambe Road

Lancaster, Lancaster

Exquisite 3-bed semi-detached home with elegant design, open-plan living, landscaped garden. Bay fronted lounge, integrated kitchen, spacious bedrooms, modern bathroom, garage, parking.  
Council Tax band: C

Tenure: Freehold

- Semi Detached House
- 3 Bedrooms
- Extended, Open Plan Family Living
- Elegant Bay Fronted Lounge
- Integrated Kitchen
- French Doors to Landscaped Garden
- Large Front Parking Area & Detached Garage
- Sought After Residential Area
- Great Local Amenities
- Great Transport Links



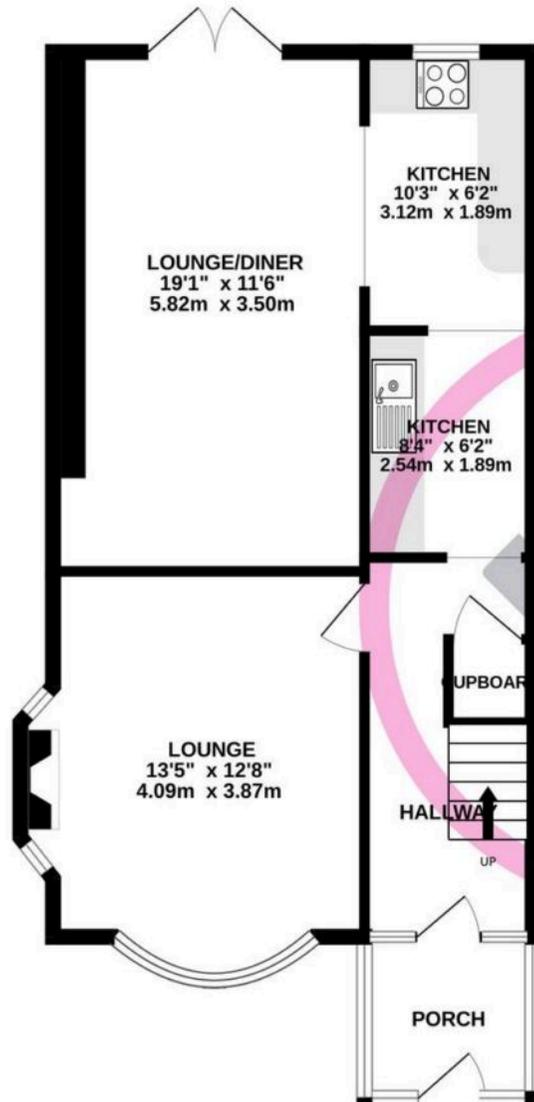


### Stylish Semi Detached

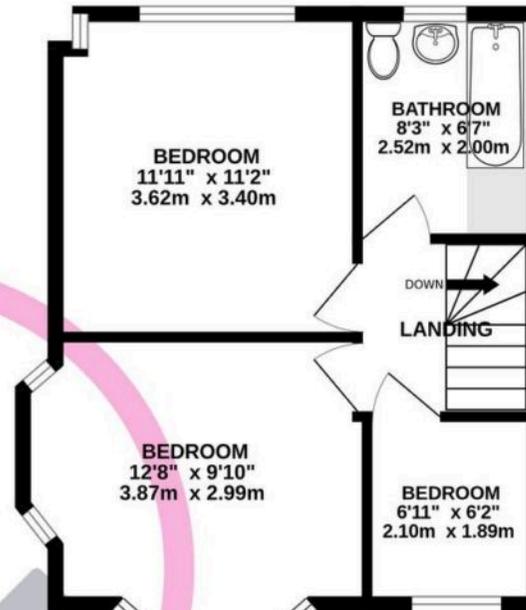
Bigger than average, with high ceilings, elegant bay windows and feature side windows Number 20 will delight buyers. The front door opens to a light, bright porch where the family can kick off their shoes. The hallway is wide and welcoming and the front living room has an elegant bay window, additional windows to the side and a focal fireplace. Buyers will be impressed by the generous open plan living which occupies the rear of the house. A relaxing lounge area is open to the dining area and has French Doors opening to the rear, landscaped garden. The kitchen is contemporary and enjoys integrated appliances. Upstairs are three bedrooms and a modern bathroom



GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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## Lancastrian Estates

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