



Myrtle Grove, Morecambe, LA3

£150,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

We are delighted to offer for sale this lovely well presented three bedroom semi detached home in a lovely cul de sac location sitting on a large end plot with local amenities close by including shops, high school, primary school, nursery, pubs and restaurants. Nearby bus stop, a few minutes

Key features:

- Semi Detached
- Three Bedrooms
- Much Improved
- Long Driveway and space to the side
- Easy Maintained Gardens
- Hot Tub
- Viewing Recommended
- Double Glazed
- Gas Central Heating

Extra info:

- **Property Age:** 86 years
- **Council Tax:** Band B (£1434.59 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



****NO CHAIN****

We are delighted to offer for sale this lovely well presented three bedroom semi detached home in a lovely cul de sac location sitting on a large end plot with local amenities close by including shops, high school, primary school, nursery, pubs and restaurants. Nearby bus stop, a few minutes to the promenade and close to Bay Gateway.

The accommodation on offer briefly comprises entrance hall with Amtico flooring and retro radiator, part oak and glazed doors into the lounge with bay window to the front, feature marble fire surround with living flame fire, french doors to the rear garden. The kitchen has Amtico flooring a range of base and wall units with worktops over, Fan oven, Bosch gas hob and hood, Worcester combi boiler. Space for white goods plumbed for a washing machine. Stairs off the hallway lead to the first floor landing with access to three bedrooms, bathroom, and the loft which is boarded and has lighting. Bedroom One sits at the front of the house with fitted mirror wardrobes and Amtico flooring, bedroom two is to the rear alongside the bathroom with Amtico flooring which has W.C. panel bath with rainfall shower over and a wash hand basin, this is complimented by bedroom three located at the front with Amtico flooring.

To the front is an easy maintained garden with welcome lights a long cobbled impressed concrete driveway 17m x 7m which leads to the garage 9 metres in length fitted with three double strip lights, five double plug sockets, separate heavy duty consumer unit and security lights. The rear garden benefits from Indian Sandstone paving and a large decked area where the hot tub sits complete with surf and turf top of the range gazebo. Security lights. Burglar alarm.

This home should be inspected to be fully appreciated. Highly Recommended.

Floor plan:

Master Floorplan Image



Energy Performance Certificate:

Energy Performance Certificate
 HM Government

7, Myrtle Grove, Heysham, MORECAMBE, LA3 1HT

Dwelling type: Semi-detached house	Reference number: 8211-7127-6460-4366-6902
Date of assessment: 06 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 March 2019	Total floor area: 72 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,469
Over 3 years you could save	£ 615

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 40px; margin: 0 auto;"> You could save £ 615 over 3 years </div>
Heating	£ 1,992 over 3 years	£ 1,455 over 3 years	
Hot Water	£ 294 over 3 years	£ 216 over 3 years	
Totals	£ 2,469	£ 1,854	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center;">62</td> <td style="text-align: center;">82</td> </tr> </table>	Current	Potential	62	82	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
62	82					

Top actions you can take to save money and make your home more efficient

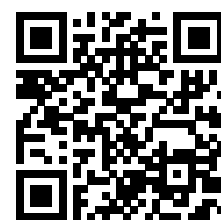
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 420
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 120
3 Solar water heating	£4,000 - £6,000	£ 78

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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