





Location

Akeman Close is a well-presented residential cul-de-sac within easy reach of Morecambe’s amenities and transport connections. Morecambe town centre, the seafront, and the Bay Gateway are all a short drive away, providing quick access to Lancaster, the M6, and surrounding villages, perfect for those travelling for work. Everyday essentials including supermarkets, restaurants, shops, and schools are all in easy reach making it a convenient location for professionals and busy families. The area also benefits from good public transport connections, with regular bus services into Morecambe town centre, Lancaster city centre and Heysham village so you'll never be stuck for things to do. Akeman Close’s end-of-road position adds to its appeal, offering a peaceful setting while still being part of an established family-friendly neighbourhood.

Let's Look Inside

The ground floor opens into a hallway leading to a bedroom at the rear, ideal as a guest room, home office, or separate living space. Next to it, there’s a dedicated shower room with a shower enclosure, low flush toilet and floating sink, a useful addition for multi-generational households and busy families. At the rear, the conservatory extends the living space and offers direct access to the garden, making it a bright, usable room throughout much of the year that can be opened up in the warmer months. An internal door from the entrance hall leads to a utility area, created by sectioning part of the integral garage. This utility space is fitted with work surfaces on both sides, giving extra room for laundry appliances or storage, keeping noise and clutter to a minimum in the home. The remaining front section of the garage is still accessible via an internal UPVC door, or an up and over door from the driveway and is well-suited as a workshop, bike store, or for general storage.

The first floor contains the main living areas. At the front, the kitchen is fitted with ample units and worktops, and benefits from a front-facing window for natural light with a 1.5 sink and drainer below and spotlighting in the ceiling for evening use. Appliances include a four ring gas hob, integrated oven, extractor fan and space for a undercounter appliances and a freestanding fridge freezer. At the rear, the reception room

spans the full width of the property. Sliding doors open onto a Juliette balcony with views over the garden, and enough space on the carpeted floor for both seating and dining furniture, creating a versatile social space.

The top floor has two double bedrooms, one to the front and one to the rear, each with built-in wardrobes inset into the shared wall. The bathroom is fitted with a three-piece suite including P-shaped bath, low flush toilet and sink, with a frosted double glazed window on the rear aspect providing natural light. A boiler cupboard on the landing houses the Powermax boiler for the home. Above the property, a fully boarded attic with good head height offers valuable extra storage.

Step Outside

The rear garden is enclosed by fencing and features a combination of decking and paved patio, providing secure outdoor space for children, pets, and entertaining. The low maintenance garden is ideal for busy households, allowing you to enjoy the outdoors without the need for constant garden upkeep.

The driveway at the front offers off-road parking for multiple vehicles, and the property’s position at the end of the close ensures a quiet environment with no passing traffic, and access to the nearby footpath.

Additional Information

Freehold
Council Tax Band C

Room Sizes

Hallway
13'8" x 6'3" (4.18 x 1.92)

Bedroom 3
9'6" x 8'6" (2.90 x 2.60)

Shower Room
9'11" x 3'2" (3.03 x 0.98)

Utility Room
9'6" x 8'3" (2.92 x 2.52)

Garage
8'6" x 6'9" (2.60 x 2.07)

First Floor Landing
13'8" x 6'3" (4.19 x 1.92)

Kitchen
13'1" x 8'5" (4.01 x 2.58)

Reception Room
15'4" x 13'5" (4.68 x 4.10)

Second Floor Landing
6'7" x 6'5" (2.02 x 1.96)

Bathroom
8'7" x 5'2" (2.63 x 1.59)

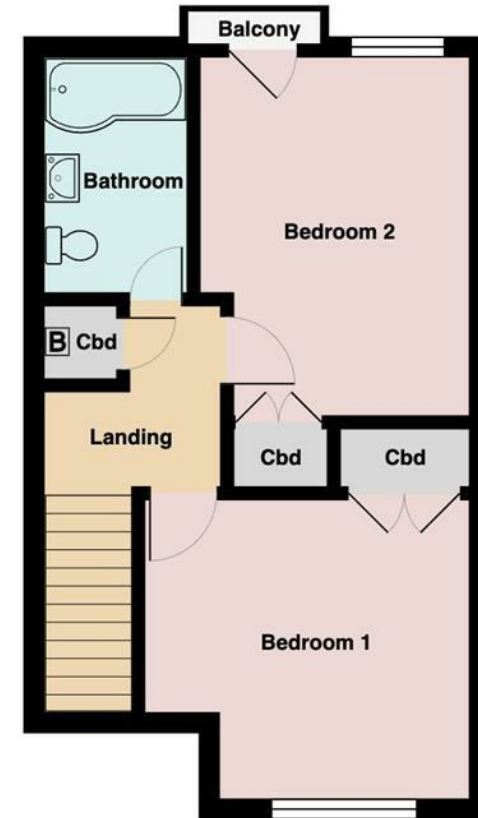
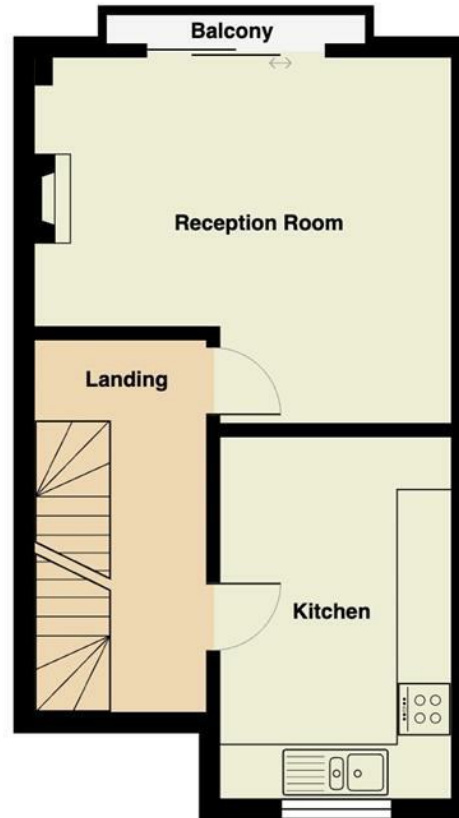
Bedroom 1
13'2" x 9'10" (4.02 x 3.01)

Bedroom 2
12'0" x 11'10" (3.67 x 3.63)

Boiler Cupboard
2'8" x 2'8" (0.82 x 0.82)







| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

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