







## Inside The Home

Stepping into this fully renovated home, a welcoming Vestibule and Entrance Hall await, with stairs leading to the first floor. A generous Living Room is located to the front of the property with UPVC double glazed windows allowing ample natural light to flow into this beautiful home. With nearly laid carpets and fresh decor, this provides a perfect blank canvas to create a house of your choosing. Proceeding into the modern Kitchen, this exquisite room is fitted with a range of wall and base units providing ample storage solution. With fitted appliances including a four ring hob with an extractor above, a double high rise oven and an integrated fridge freezer, with plumbing for a washing machine and a built-in storage cupboard housing a newly installed gas central heating boiler. An entrance door provides access to a large rear yard.

To the First Floor, a large and spacious principal bedroom can be found, fitted with UPVC double glazed windows once again allowing ample natural light to filter through this spacious home. With newly laid carpets and fresh decor, this proceeds to the family Bathroom which features a stylish four piece suite comprising a WC, a wash hand basin, a bath and a large shower cubicle with complementary tiling. A large building storage cupboard can also be found, provide much need storage for a large family home.

Stairs lead to the Second Floor home of this home where three generous bedrooms can be found. With UPVC double glazed windows, newly laid carpets and fresh decor, this substantial home provides the perfect back drop for a large family home, located in well connected seaside town. With a full itinerary of renovations which have taken place over the past 12 months, buy with ease knowing all works have been completed to highest of standards.

## Let's Take A Closer Look At The Area

Located in the seaside town of Morecambe, this exciting mid-terraced home has so much to offer. Within walking distance of the vibrant town centre of Morecambe and the Bay coastline, enjoy scenic walks whilst admiring the Lake District National Park in the distance. Morecambe Train Station is also located a short distance away, which links

with Lancaster, providing access to the West Coast Mainline. For those who commute, the M6 Bay Gateway a short drive away and local bus service points provide access in and around the area. For those with children, highly regarded primary and secondary schools can be found within easy reach, making this a well rounded home, perfect for a multitude buyers.

## Let's Step Outside

To the front of the property on street parking can be found. To the rear, a generous rear yard can be found perfect for alfresco dining or allowing little ones to play in a secure environment. With brick built fencing, and access to a secure store Cellar area.

## Services

The property is fitted with a newly installed gas central heating boiler, and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA888325.

## Council Tax

This home is Band B under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

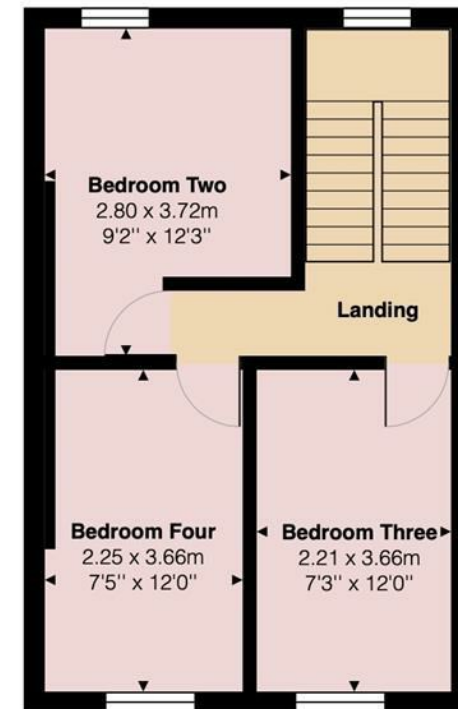
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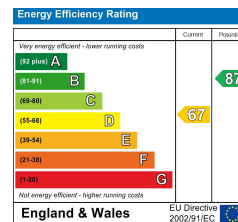








Total Area: 110.2 m<sup>2</sup> ... 1186 ft<sup>2</sup>



# Your Award Winning Houseclub

