







**The Location**  
Ousby Avenue is set within a well-established residential area of Morecambe, offering a balance of local convenience and good transport connections. For families, there are several well-regarded primary and secondary schools within easy reach, along with nearby parks, play areas, and community facilities. Everyday essentials such as supermarkets, shops, and healthcare services are only a short distance away. The property is well-placed for access to the Bay Gateway, making commuting to Lancaster, the M6, and beyond straightforward. Public transport links are reliable, with regular bus services into the town centre and Lancaster, while Morecambe train station connects to the wider rail network.

For those planning ahead, the area’s ongoing regeneration projects, improved road links, and proximity to Lancaster University make this a location with strong long-term appeal. Whether you’re raising a family or planning for a secure, comfortable future, Ousby Avenue offers a location that works for today and tomorrow.

**Let's Look Inside**  
The central hallway provides access to both the reception space and the kitchen, with a staircase to the first floor. To the side of the house, the open-plan living and dining room runs front to back, featuring a double-glazed bay window to the front and French doors to the garden at the rear. The room is finished in a modern style with an abundance of dimmable spotlights on two separate switches, allowing lighting to be adjusted for different occasions. The kitchen, installed in 2024, is fitted with cream cabinetry, LVT flooring, and integrated Bosch appliances including a double oven, four-ring electric halogen hob, extractor fan, and 1.5 sink and drainer under the rear-facing window. The space opens into the extended section of the ground floor, beginning with a vestibule that has space for a large freestanding fridge-freezer and additional cabinetry for storage. A utility room provides space, power, and plumbing for two appliances, keeping laundry mess and appliance noise separate from the main living areas. At the rear, a WC with low-flush toilet and pedestal sink is ideal for busy households and visitor use. A further versatile room to the front of the extension offers flexibility as a home office, snug, or ground-floor bedroom for

multi-generational living.  
  
The first floor consists of three generously proportioned double bedrooms. The main bedroom benefits from dual-aspect double-glazed windows to both front and rear, along with two ceiling lights, creating a bright environment day and night. The remaining two bedrooms are also well-sized, offering flexibility for family, guests, or home working. The contemporary main bathroom, fitted in 2024, features a walk-in double shower, low-flush toilet, and a sink with storage below. With fully tiled floor and walls, and ceiling spotlights, completing the modern yet practical finish. Above, a part-boarded, well-insulated attic provides valuable storage space, accessed via a fitted ladder and equipped with power and lighting.

**Step Outside**  
The well-proportioned rear garden is private, enclosed, and designed for both relaxation and functionality. A recently updated paved patio sits directly behind the house, leading onto a lawned area bordered by new fencing installed this year. An established tree adds privacy and shade, and two sheds with power supply provide excellent storage or workshop options. Side access through a secure gate makes it a safe, convenient space for children and pets to enjoy.

At the front, a block-paved driveway provides off-road parking, complemented by a magnolia tree that adds kerb appeal. A Ring camera system is fitted around the property for added security and peace of mind.

**Additional Information**  
Freehold  
Council Tax Band B

**Room Sizes**

- Hallway**  
8'7" x 6'5" (2.64 x 1.97)
- Reception Room**  
18'9" x 12'4" (5.74 x 3.76)
- Kitchen**  
9'3" x 7'9" (2.83 x 2.37)

- Vestibule**  
7'8" x 5'5" (2.35 x 1.66)
- Utility Room**  
5'5" x 4'8" (1.66 x 1.44)
- WC**  
4'7" x 3'8" (1.41 x 1.14)
- Home Office**  
10'7" x 6'8" (3.25 x 2.05)
- Landing**  
11'5" x 7'1" (3.49 x 2.17)
- Bathroom**  
6'11" x 5'0" (2.12 x 1.54)
- Bedroom 1**  
14'11" x 10'4" (4.55 x 3.15)
- Bedroom 2**  
11'9" x 10'8" (3.59 x 3.26)
- Bedroom 3**  
11'9" x 8'1" (3.59 x 2.48)

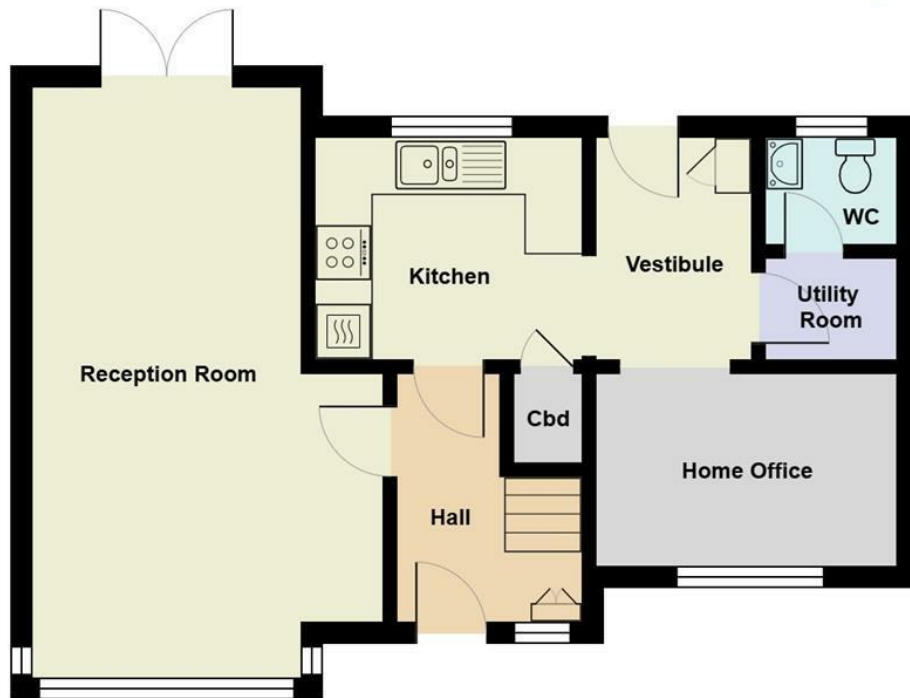












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		73
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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