





The accommodation

Entering through a well considered entrance vestibule, the ground floor boasts a spacious and tastefully appointed lounge which flows into a versatile dining room/second reception room. The kitchen which is galley style in nature is contemporary and big enough to cope with the demands of a growing family. The first floor hosts two bedrooms and the bathroom and the top floor has two more well proportioned bedrooms. To the rear is a concrete based rear yard with gated access.

The kitchen

A clean and fresh, contemporary kitchen comprising wall and base units with laminate work top surfaces and tiled splash backs, a stainless steel sink and drainer, an electric cooker point, plumbing for a washing machine and plenty of space for a breakfast table if required.

The bathroom

A spacious white suite with a panel bath with an overhead fitted shower, a pedestal wash hand basin and a low flush WC, all complemented by the chrome heated towel rail.

The situation

The property is offered with no onward chain and full vacant possession.

The location

Hampton Road is situated moments from the stunning Morecambe Bay promenade, the property also lies a short distance away from a variety of local amenities including a doctors surgery, regarded primary & secondary schools, multiple village shops, café's, restaurants and a handy supermarket. The sea side community is also well connected for commuters with the Bay Gateway link road allowing for quick access to the M6 motorway, as well as nearby Lancaster City Centre and its West Coast mainline railway station.

Services

The property is serviced with gas, electricity and mains water and drainage The property benefits from gas central heating, double glazing and a fully insulated warm roof construction. The roof is also new.

Tenure

Freehold with a title number of LA751554

Council Tax

Band A via Lancaster City Council.

Viewings

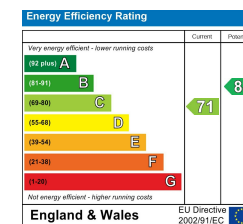
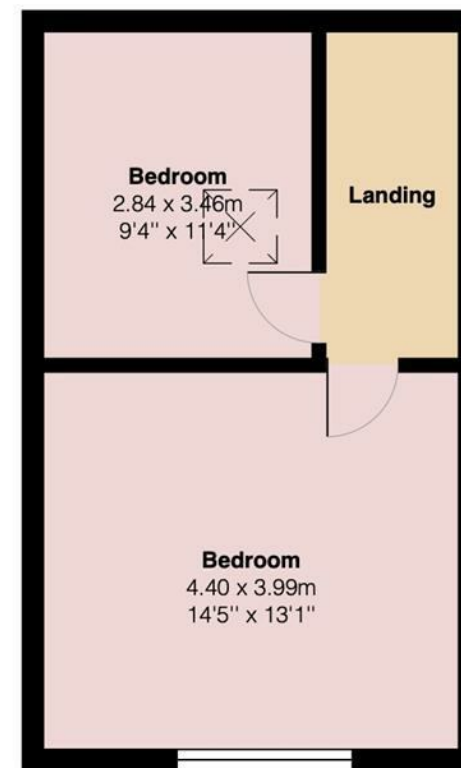
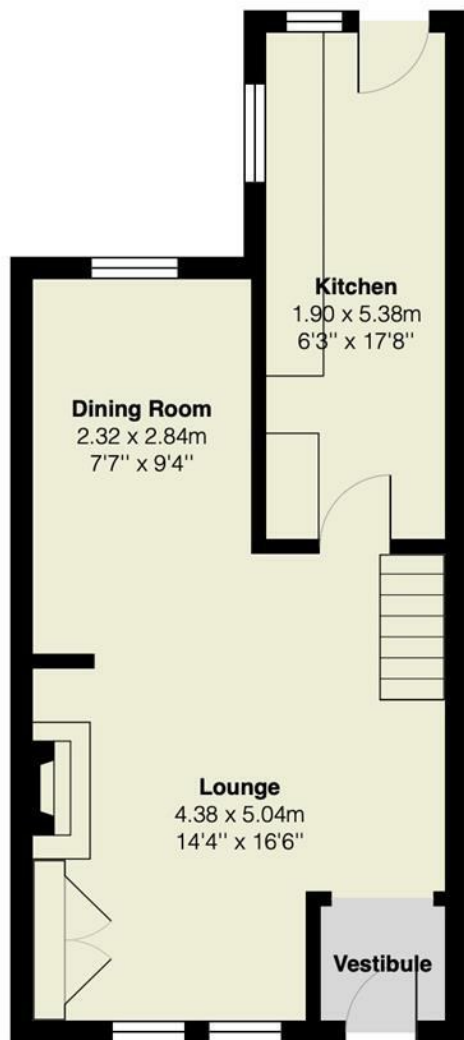
Strictly by appointment via Houseclub Estate Agents.

Energy Performance Certificate

Available online at a higher than average C rating for a property of this type - contact our office with any further queries.







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