





## Inside The Home

A delightful former fisherman's cottage situated in Poultons Conservation Area.

The property has been owned for the past 60 years by the same local family and recently undergone some modernisation and newly carpeted throughout. The front of the property has been brought back to its original stunning coloured stonework.

Entering the property by a UPVC double glazed door leading into a light and bright entrance hall with stairs leading to the first-floor landing with a ceiling hatch into a floored loft via a pull down ladder.

The property comprises of a front living room with UPVC double glazed window with ample natural light. Continue into the dining room with the built-in storage cupboard and access to the cellar down the original stone stairway. Continue into the kitchen fitted with a range of wall and base units. A modern gas central heating boiler and a UPVC double glazed door leading to the outside rear of the property.

To the first floor there are three generous bedrooms all with their own natural light and window seats and all bedrooms have UPVC double glazed windows. There is a modern three-piece shower room. The property has ample space for a family to grow.

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

Located in the popular Poulton area of Morecambe, this property is located a stones throw away from the breathtaking Morecambe Bay coastline, where views towards Grange over Sands and the Lakeland Fells can be enjoyed. Providing purchasers with a range of amenities including national and independant shops, Primary and Secondary schools as well as easteries and pubs. With access onto the M6 Motorway via the Bay Gateway, and a local train station linking commuters to the West Coast Main Line, providing excellent access further a field.

## Let's Step Outside

To the side of the property there is a driveway leading to a

detached garage with electric up and over door and two rear yards.

One of the yards is secluded, perfect for potted plants and sitting out on a summers day. Parking is available at the property either in the garage or street parking.

## Services

The property is fitted with a gas central heating boiler, and has mains electric, mains water and mains drainage. The was rewired in October 2024 as well as a Gas central heating boiler which was upgraded in 2020 and receives an annual service from British gas. The next service is due later this month (March 2025).

## Tenure

The property is Freehold.

## Council Tax

This home is Band A under Lancaster City Council.

## Viewings

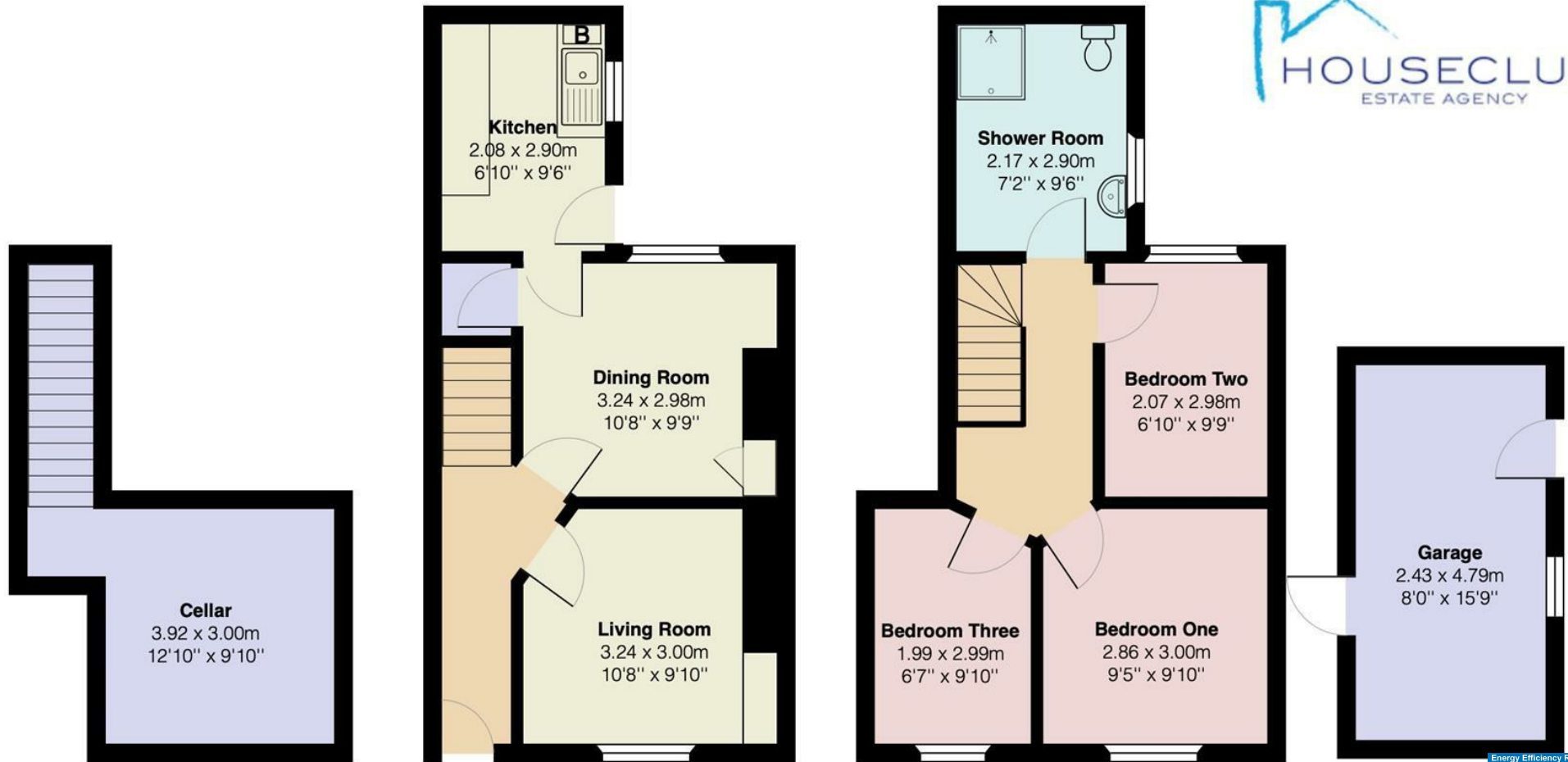
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







**Energy Efficiency Rating**

Rating	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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