



40 Northumberland Street, Morecambe, LA4 4BA

A large five bedroom, terraced family home located in central Morecambe, with everything you could need on your doorstep. It is a two minute walk to the seafront, with the promenade and it's plethora of shops, attractions and cafes, the perfect place to spend a leisurely day. Morecambe train station is a short walk in the opposite direction, great for those travelling for work. For families, there's a range of amusements for children, including the nearby trampoline park, cinema and bowling alley so you'll never be stuck for things to do on rainy days. the convenient location also boasts easy access to supermarkets and food outlets, great for keeping up with busy life.

The property boasts large reception rooms, the perfect spaces to host family and friends, serviced by a contemporary kitchen and bathroom. There is plenty of internal space on the top two floors to tailor to your needs, with five bedrooms and a home office, that would make great sleeping and working spaces. There is also no lack of storage with a large cellar below and eaves storage on the top floor, so your home will feel clean and clutter-free. This property is ready to move in and add your touches to create your stunning new family home.



Location

Located in central Morecambe, the property is a two minute walk from the stunning seafront with the promenade and it's array of attractions and shops on your doorstep. There is a car park located opposite the house, with the market, restaurants and supermarkets beyond, meaning everything is within walking distance meaning you'll never be stuck for things to do.

Hall

Reception 1

13'6" x 13'4" (4.14 x 4.08)

A well-proportioned reception room sits at the front of the property, with two double glazed windows on the front aspect filling the room with light. An electric fire forms the focal point of the room, with alcoves either side of the chimney breast utilised for storage solutions. There is ample space on the carpeted floor for a large corner sofa, with a double panel radiator behind, creating a warm and welcoming entertaining space. The room is open to the second reception room beyond through an open archway.

Reception 2

13'8" x 13'1" (4.18 x 4)

A large reception rooms sits behind the main living room, with a double glazed window and overhead skylights on the rear aspect providing natural light, with a window seat below. Currently used as a dining room there is ample space for a table and storage solutions, with a double panel radiator mounted on the wall, perfect for family gatherings and dinner parties.

Kitchen

13'1" x 8'10" (4.00 x 2.71)

A great family kitchen sits at the back of the property, with a tiled floor and matching tiled backsplash. With work surfaces on three sides, including over and under counter grey shaker-style cabinetry, there is plenty of storage space to keep the room feeling clear and clutter-free. The appliances include a four ring gas hob and double oven, with utility points and space for a washer, fridge and dishwasher. A double glazed window provides light from the back of the house, with an external UPVC door to the side of the room providing access to the rear yard.

Middle Landing

WC

6'1" x 2'9" (1.86 x 0.85)

A WC sits off the first floor landing, with a low flush toilet set on vinyl flooring, with tiled walls and a small frosted double glazed window to the side aspect of the property.

Bedrom 3

13'6" x 10'5" (4.12 x 3.20)

A well-sized double bedroom sits to the side of the house, with a double glazed window overlooking the rear yard. There is ample space for a double bed and wardrobes, with a useful alcove currently used to house a dressing table. There is a pedestal sink mounted in the corner and the room is carpeted throughout.

Bedroom 4

13'5" x 8'11" (4.1 x 2.72)

A double bedroom sits off the first floor landing at the front of the property, with a double glazed window to the street outside. With a carpeted floor, it is currently used as a workspace and music room, with a large wardrobe providing storage. There is a door by the entrance to access the home office that sits beside.

Home Office

13'5" x 7'3" (4.10 x 2.23)

Currently used as a home officethis well-sized room sits at the front of the house, with a double glazed window providing natural light. Accessed via a door from Bedroom 4, this space with its carpeted floor, pedestal sink and high ceiling, it would also make a brilliant nursery room or hobby space, with the potential to knock through to create an expansive bedroom.

Bedroom 5

10'0" x 8'11" (3.07 x 2.73)

A single bedroom is located to the rear of the house with a double glazed window and carpeted floor.

Top Landing

Bathroom

8'5" x 7'8" (2.57 x 2.35)

The main bathroom is located on the top floor of the house,

with stylish vinyl flooring and a Velux window creating a bright and contemporary bathroom. The suite includes a large shower enclosure, low flush toilet and sink with storage beaneath. there is access to the large eaves storage room through a secondary door, great for storing large items with easy access.

Bedroom 1

16'11" x 13'4" (5.18 x 4.07)

An impressive double bedroom sits at the front of the property with two double glazed windows providing natural light. There is plenty of space on the carpeted floor for a double bed, wardrobes and dressers, with a double panel radiator along one wall, so you can tailor the room to your needs.

Bedroom 2

16'11" x 13'4" (5.18 x 4.07)

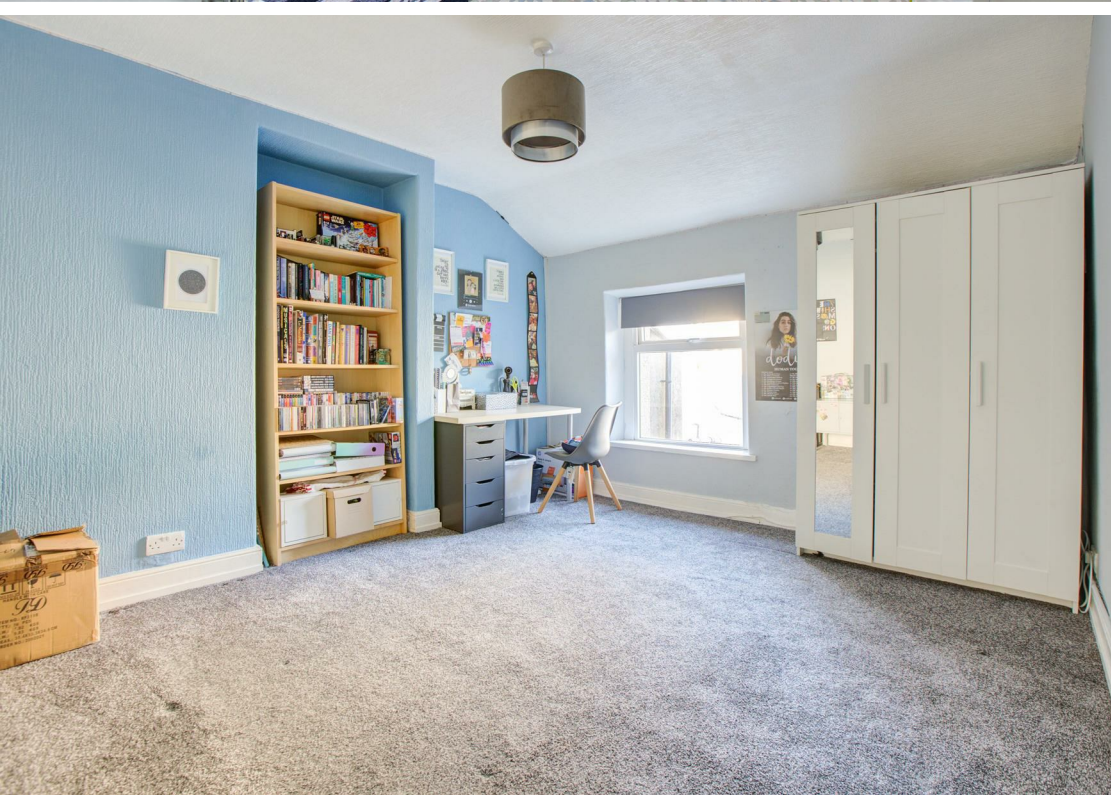
A spacious double bedroom sits off the top landing with a carpeted floor and double glazed window onto the rear aspect of the property. A large space, with ample space for a double bed and multiple storage solutions to create a proportioned bedroom suite.

Cellar

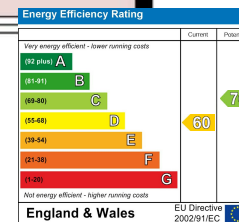
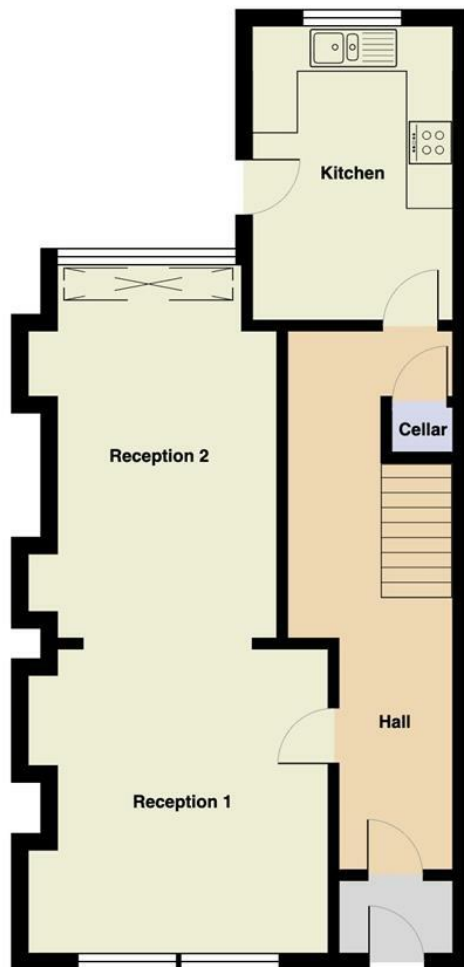
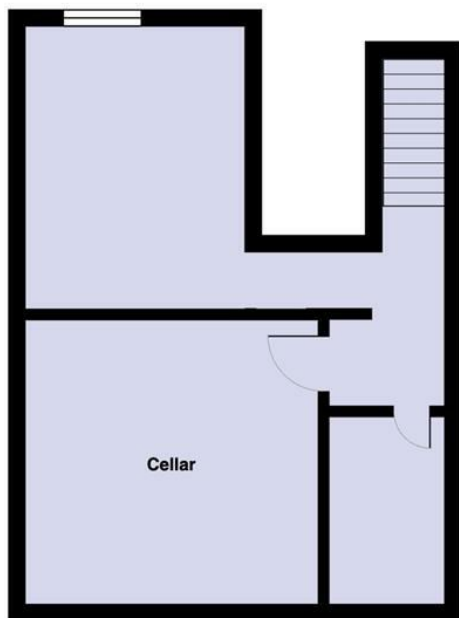
A large versatile cellar sits below the property with three separate rooms, useful for creating designated spaces for storage. Accessed from a doorway off the kitchen, with steps leading down. A great space for a workshop or for storing large outdoor items when not in use.

Exterior

A good sized rear yard sits behind the property, with space for a shed and seating area on the paved patio. With stone walls, the space is secure and private, great for children and pets, with access to the alley behind provided by a rear wooden gate.







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