





Inside The Home

Entered via a UPVC double glazed door this leads into an Entrance Hall with Oak stairs leading to the first floor. This leads into a spacious yet cosy Living Room, with a large UPVC double glazed window, filling this room with ample natural light. Centred around a multi-fuel stove, this room leads into a spacious Dining Kitchen. With a range of wall and base units and a handy central island, this incredible space is perfect for those who love to have the whole family for dinner. With ample space for a sizeable dining table and UPVC double glazed doors providing access to a large rear garden. The Kitchen area is fitted with a range of appliances including a four ring hob with extractor above. A high rise oven, with space for a fridge freezer and plumbing for a washing machine. A handy Study/Fourth Bedroom can be found from the Kitchen space, as well as Third bedroom, also located on the ground floor.

To the first floor, two further generous rooms can be found as well as a modern three-piece bathroom suite. The master Bedroom has been opened into what was the original box room, to create a truly incredible bedroom with dressing area. If a purchaser wished to reconvert back into a bedroom, this can be easily done as the windows, and door casing are still present. This incredible space has been well thought out to provide two sizeable bedrooms with a modern three piece bathroom suite.

This beautiful home is move in ready and has excellent finishing features throughout including Oak Flooring, door casings and skirtings, as well as beautifully decorated throughout. If you are looking or a move in ready family home, look no further as this is perfect.

Let's Take A Closer Look At The Area

Located within walking distance of the busy seaside town of Morecambe, this incredible town has so much to offer. Breath-taking views across Morecambe Bay towards the Lakeland Fells can be admired, with many coastal walks ready to explore. With a range of amenities including local and national shops, bars and eateries as well as excellent transport links including local bus services and the M6 bay gateway a short drive away, providing easy access to the

Motorway. With highly regarded primary and secondary schools, this incredible property is perfect for a range of buyers including first time buyers and families. A perfect all rounder.

Let's Step Outside

To the front of the property, off road parking for one car can be found, as well as low maintenance garden. A path provides access to the rear of the property, where a large laid to lawn garden can be found, perfect for allowing little ones to run and play. With a large Pergola perfect for rest and relaxation, this can easily provide the perfect back drop for get togethers with family and friends. With a raised decking area providing ample space for alfresco dining, this impressive space has secure fencing and outside lighting, as well as a handy brick built outhouse, providing ample storage.

Services

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

Tenure

The property is Freehold. Title number:

Council Tax

This home is Band B under Lancaster City Council.

Viewings

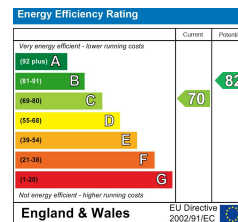
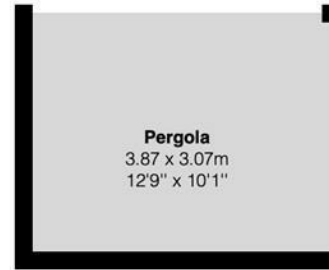
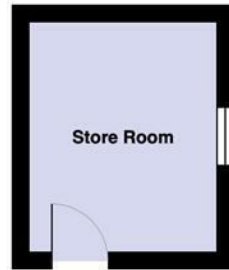
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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