









## Inside The Home

Entering into this elegant family home, you are instantly greeted by a traditional Entrance Hall with decorative wooden wall panelling and high ceilings, providing a subtle nod to this incredible homes history. A handy ground-floor WC and a feature Oak stair case can be found, providing access to the first floor. To the front of the property, a large Living Room can be found, centred around a gas fire, with a stunning original wooden fire surround. Providing the perfect back for cosy nights in with loved ones, a large UPVC double glazed window with complementary stain glass detailing, allow ample natural light to filter this spacious home. With decorative coving and picture railing.

Proceeding through the ground floor, a generous Sitting Room can be found, as well as a light and bright Garden Room, with UPVC double glazed French doors providing access to the rear. Seamlessly flowing in a large shaker style Kitchen, providing a heart for this busy home. Fitted with a range of wall and base units with complementary worktops over and integrated appliances which include a feature Esse gas range oven and hob, as well as an integrated washer and dishwasher, and space for a fridge freezer. Completing the ground floor, a generous Dining Room can be found providing the perfect backdrop for family get togethers and Sunday roasts. With a feature inglenook style fire surround and a range of storage solutions, there is ample entertaining space as well as multifunctional rooms, perfect for a growing family.

To the first floor, four well proportioned Bedrooms can be found, providing an excellent space for rest and relaxation. A modern three-piece Bathroom suite completes the first floor, with a large corner bath and complementary wooden panelling to suit.

Offered to the market with No Chain, this incredible home has received a multitude of upgrades during its long ownership, with the majority of the works taking place within the last 12 years. New windows throughout the home can be found, as well as new windows and a roof in the Garden Room. Solar panels to two sides of the roof can also be seen, with the benefit of being eligible for Feed-in Tariff (FiT) payments, for exporting renewable electricity.

## 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. Highly regarded primary and secondary schools can be found, with both the Girls and Boys Grammar Schools located in the neighbouring city of Lancaster, perfect for families looking for a spacious home. With a range of amenities including local and national shops, bars and eateries as well as excellent transport links including the Bay Gateway, providing direct access to the M6 motorway; Morecambe Train Station, providing access to the West Coast Mainline, and a range of bus stops within walking distance, this property really does cater for all.

## Let's Step Outside

Tucked behind a privacy hedging, a garden gate provides access to this private home. A low maintenance garden can be found, with stone chipped borders and pathways leading to the front and side of the home. To the rear, a generous secure garden can be found, providing the perfect backdrop for alfresco dining and family BBQ's, as well as an ideal place for allowing little ones to run and play. Located through the rear gate, a large rear alley can be found, on road parking can be found, as well as huge amounts of on street parking to the front.

## Services

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

## Tenure

The property is Freehold. Title number: LA813442.

## Council Tax

This home is Band C 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.













Total Area: 158.0 m<sup>2</sup> ... 1701 ft<sup>2</sup>

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (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 |         |           |
| <b>England &amp; Wales</b>                  |         |           |

70 77

EU Directive 2002/91/EC



# Your Award Winning Houseclub

