

HOUSECLUB
ESTATE AGENCY

10 St. Johns Terrace, Morecambe, LA3 3EE

£100,000









The accommodation
Accessible from the front elevation the spacious lounge with wood laminate flooring, takes you into a separate dining room with ceiling downlighting and stairs to the first floor. The ground floor is completed by a fitted kitchen with wall and base units with laminate work top surfaces, a single sink and drainer and plumbing for a washing machine. The first floor boasts two nicely proportioned bedrooms and a retro avocado green bathroom and the top floor which is accessible via a fitted staircase, hosts a versatile loft space / studio for storage or overflow living space.

Lets take a look outside
The end of terrace property sits at the head of a cul-de-sac and has the garden/space directly to its left and rear. The property manages and is responsible for its own stretch of the road to the front and has the large divorced paddock area directly to the front of the house. Parking is also available direct in front of the accommodation.

The location
Situated just off Oxcliffe Road in Heaton-with-Oxcliffe near Morecambe the home offers residents a peaceful yet conveniently connected lifestyle. Local amenities are within easy reach. There's a convenience store and garage right on Oxcliffe Road, while supermarkets, pharmacies, medical centres, and dentists are all a short drive or bus ride away in Morecambe. For families or those with visiting grandchildren, primary and secondary schools are close by—Morecambe & Heysham Westgate Primary School is under 600 yards away. Transport links are a major benefit. Morecambe railway station is just under a mile away, with regular trains to Lancaster and connections beyond. Bare Lane and Lancaster stations are also easily reached, and there are frequent local bus services along Oxcliffe Road, making travel into Morecambe, Lancaster, or further afield simple and reliable.

The surrounding natural landscape is another key attraction. Close to the iconic Morecambe Bay the coast offers access to sandy beaches, rugged coastal paths, and the wide-open views across Morecambe Bay. Whether you're into walking, cycling, sailing, or birdwatching, there's something for everyone. The area is well known for outdoor pursuits, including guided walks across the bay and nature trails. Leighton Moss RSPB reserve, just a short drive away, provides excellent opportunities to enjoy wildlife and peaceful countryside walks.

The situation
The property is available with full vacant possession and no upward chain.

Services
The property is serviced with mains gas, electricity, water and drainage. The Baxi boiler can be found in the bathroom and there is the additional benefit of solar panels.

Tenure
The property is Freehold with title number LA609324.

Council Tax
Band B via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate
A superb rating of B and valid until July 2034. View the full certification online or by contacting our sales office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



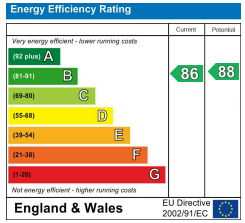












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