

HOUSECLUB
ESTATE AGENCY

78 Buckingham Road, Morecambe, LA3 1BE

£240,000









Inside The Home

Entered via a spacious Entrance Porch, this leads into a generous Hallway, with stairs rising to the first floor and access to the principal living accommodation. To the right, a beautifully presented Living Room provides a wonderful space to relax, featuring an attractive media wall with integrated shelving and mood lighting, creating an inviting focal point.

The Hallway continues through to a further generous reception area, offering excellent versatility as an additional sitting room, play room or entertaining space. This area also provides access to a separate Utility Room, thoughtfully fitted with plumbing for a washing machine, space for a condensing tumble dryer and ample storage, making it a particularly practical addition to this family home.

To the rear, the property truly comes into its own with an impressive open-plan Kitchen Diner, providing an excellent setting for both everyday family life and entertaining. The Kitchen is fitted with a stylish Howdens shaker-style kitchen, installed approximately three years ago, incorporating an extensive range of wall and base units, complemented by generous worktop space and a feature Belfast sink. Integrated appliances include a Belling range cooker with a five-ring hob, a selection of ovens beneath and an extractor above, alongside dedicated space for a dishwasher and fridge freezer. High-quality finishes, including attractive LVT flooring, further enhance the space, while the impressive tri-fold doors provide seamless access to the rear garden, creating a wonderful connection between indoor and outdoor living.

To the First Floor, three well-proportioned Bedrooms provide comfortable accommodation for a growing family. The family Bathroom has also been updated within the last three years and is beautifully presented, comprising a contemporary three-piece suite with a generous P-shaped bath.

Continuing to the Second Floor, an impressive Loft Conversion, completed approximately 25 years ago, provides an exceptional additional living space. Currently utilised by the owners as their principal bedroom, this substantial suite offers excellent wardrobe storage, a separate walk-in wardrobe/study area and a generous additional storeroom. Of particular interest, the storeroom benefits from existing plumbing, offering exciting potential for conversion into an en-suite shower room, subject to the necessary consents. This versatile space provides considerable scope for a purchaser to adapt the accommodation to their own requirements, whether as an impressive principal bedroom suite, additional bedroom or dedicated home-working space.

The property has also benefited from a number of significant improvements over the years, including reroofing approximately 25 years ago, replacement ground-floor floor joists, a new water main and the installation of the modern kitchen and bathroom, as well as a new gas central heating boiler approximately 2 years ago. Combined with the quality finishes, LVT flooring and contemporary tri-fold doors, these improvements make this a particularly appealing and well-maintained home.

Offering generous accommodation across three floors, excellent entertaining space and a wealth of versatility, this outstanding family home is sure to appeal to buyers seeking space, comfort and the opportunity to make the most of a truly flexible layout.

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

Externally, the property benefits from generous off-road parking for at least three vehicles, provided by a recently upgraded Tarmac driveway with attractive block-paved edging. The driveway extends along the side of the property and leads to a detached garage, complete with light and power. To the rear, a low-maintenance garden provides an ideal space for al fresco dining, outdoor entertaining or simply allowing little ones to play. Further features include a purpose-built dog kennel and a useful outhouse storage area, offering excellent additional versatility and potential for conversion into a home office or similar space, subject to any necessary consents.

Services

The property is fitted with a gas central heating boiler which is approximately 2 years old and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA608803.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band D. For more information, please see online or contact our 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



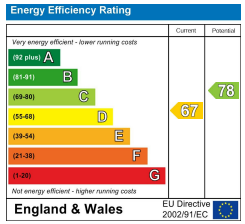












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