



9 Elkin Road, Morecambe, Lancashire, LA4 5RN

An impressive, recently updated four bedroom semi-detached home in Morecambe, sold with No Chain. The location is perfect for couples and families, with supermarkets, shops and restaurants all within easy reach. Excellent transport links lead to Morecambe, Lancaster and surrounding villages, with the Bay Gateway providing easy access to the M6 motorway. Bare train station is a short distance away, perfect for commuters.

The property has been renovated throughout, being taken back to brickwork and updated by the current owner, with modern design and high quality finishes. An open plan kitchen diner offers the ideal entertaining space for gathering friends and family, with a welcoming reception room at the front of the house. An under-stair cupboard offers potential to add a downstairs WC or cloakroom depending on your needs. On the first floor, two double bedrooms and a single are serviced by the stunning contemporary bathroom with a high end four piece suite. The top floor houses the spacious main bedroom, with a built in media wall, dual aspect windows and a shower room beside, making an impressive master suite.

Externally, the property boasts a large detached garage, with secondary store room to the rear, offering space for a home workshop, utility space or for storage. A well-proportioned rear garden with a paved patio seating area and a long lawn offers the perfect spot to enjoy the warmer weather, with fencing making it safe and secure for small children and pets.

This impressive house feels fresh and new, it is just waiting for you to add your mark and settle into your contemporary family home. Contact us today to book a viewing!



Hall

15'10" x 5'8" (4.84 x 1.74)

A newly carpeted entrance hall provides a fitting entrance to this modern home, with a black carpet, white painted walls and white woodwork. An external UPVC door leads in from the driveway, with a double glazed window beside letting in natural light. A double panel radiator sits against the wall, with a built in cupboard by the door housing the utility meters.

Understair Cupboard

3'11" x 3'0" (1.20 x 0.92)

An unfinished understair cupboard with a shuttered door and double glazed window on the side aspect provides a space to store outdoor shoes and clothing, or as a potential WC conversion.

Living Room

12'6" x 11'8" (3.82 x 3.57)

A well-presented living room sits at the front of the house, with a double glazed bay window filling the room with daylight. With a stylish monochrome colour scheme featuring a new black carpet, black statement wallpaper and white painted walls creating an inviting modern reception room. A sealed chimney breast offers space and connections for a wall-mounted TV, with alcoves either side ideal for storage and display units. There's plenty of room for multiple sofas and seating options so you can design the room to fit your lifestyle.

Dining Room

12'10" x 11'10" (3.92 x 3.61)

A bright, spacious dining room sits at the rear of the house, open to the kitchen, making it a great space for dining and entertaining with friends and family. A multi fuel burner sits in the chimney breast with a wooden floating mantle above. Alcoves either side offer space for display units, with ample room on the surrounding laminate floor for seating or a family dining table. French doors lead out to the garden, allowing the space to be opened up in the warmer weather, and let in plenty of natural light, with fresh white painted walls adding to the airy feel of the room.

Kitchen

16'7" x 9'3" (5.07 x 2.83)

A contemporary Howdens kitchen has been recently fitted and provides the perfect space for food preparation and storage. Appliances include a five ring Lamona gas hob set above the integrated Lamona double oven, with a downlit extractor fan above. A 1.5 composite sink and drainer is set into the laminate countertop, with an integrated Lamona dishwasher below. The sleek grey over and under counter cabinetry offers and abundance of storage space, with LED lighting above the work surface and in the kickboard, keeping the stylish yet practical feel. Dual aspect double glazed windows and a double glazed skylight fill the room with natural light, with a modern black vertical radiator against the wall and spotlighting in the ceiling. Open to the dining room, laminate flooring flows through the spaces giving a sense of cohesion and making it ideal for entertaining.

First Floor

Landing

7'9" x 7'9" (2.37 x 2.37)

A central landing on the first floor connects the bedrooms and the bathroom. A frosted double glazed window on the side aspect provides daylight, with a central pendant light for the evenings. With new black carpeting and white painted walls and woodwork, it's equally as well-presented as the rest of the home.

Bathroom

9'6" x 7'8" (2.90 x 2.36)

A stunning modern bathroom services the house, with ceramic tiled floor and walls making it a stylish and practical space to get ready in each day. The suite includes a freestanding modern bathtub, black walk in double shower, a low flush toilet and a pedestal sink, with a heated towel rail against the wall. A frosted double glazed window on the rear aspect provides natural light, with spotlighting in the ceiling completing the impressive family bathroom.

Bedroom 2

12'11" x 10'11" (3.94 x 3.34)

An inviting carpeted double bedroom at the rear of the property boasts a double glazed window overlooking the rear garden. Built in wardrobes with mirrored sliding doors offer an abundance of storage space for clothes and accessories with hanging space and shelving. A double panel radiator sits against the wall, with double sockets giving you flexibility to create your perfect bedroom.

Bedroom 3

11'10" x 10'5" (3.62 x 3.18)

A newly carpeted double bedroom at the front of the house features a large double glazed window that creates a light and bright bedroom during the day, with a central pendant ceiling light for the evenings. Alcoves either side of the chimney breast house freestanding wardrobes that are available with the sale of the house, with a TV point and double socket on the chimney breast for a wall-mounted TV. A double panel radiator by the entrance completes the comfortable sleeping space.

Bedroom 4

7'9" x 7'4" (2.38 x 2.25)

A carpeted single bedroom offers a versatile space for a spare bedroom, home office or nursery setup. A double glazed window on the front aspect provides light, with a double panel radiator below for added comfort. There is ample room for a single bed or desk, so you can design the room to meet your needs.

Second Floor

Bedroom 1

16'9" x 12'4" (5.12 x 3.76)

An expansive double bedroom sits at the top of the house, with a fresh carpeted floor and plenty of floor area for a kingsize bed, bedside tables and storage solutions. A media wall has been created beneath the sloped

ceiling with space for a wall-mounted TV and accessories. The room is filled with natural light by a large skylight and double glazed window on the rear aspect taking in views of the gardens. A freestanding wardrobe offers space for clothing and is available with the sale of the property. A double panel radiator provides warmth, with a central ceiling light completing the well-presented main bedroom.

Shower Room

7'3" x 3'7" (2.22 x 1.11)

A contemporary shower room sits off the second floor landing beside the master bedroom. With a modern shower unit, pedestal sink and low flush toilet, it's a useful addition to the family home. A heated towel rail sits against the tiled walls, with ceramic tile flooring below. A frosted double glazed window on the rear apsect provides daylight, with spotlighting in the ceiling for evening use.

External

Garage

31'8" x 10'6" (9.66 x 3.21)

A large detached garage located at the rear of the plot offers a multi-functional space, whether utilised as a garage, home workshop, hobby space or utility room. AN up and over door from the front provide easy access for bikes and small vehicles, with a double glazed window on the side aspect to the garden. The garage is split, with a secondary room to the rear and a side access door from the garden, with potential to create a utility room, home gym or detached office space depending on your needs.

Rear Garden

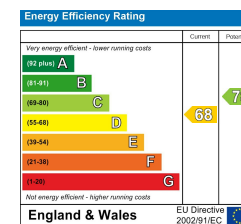
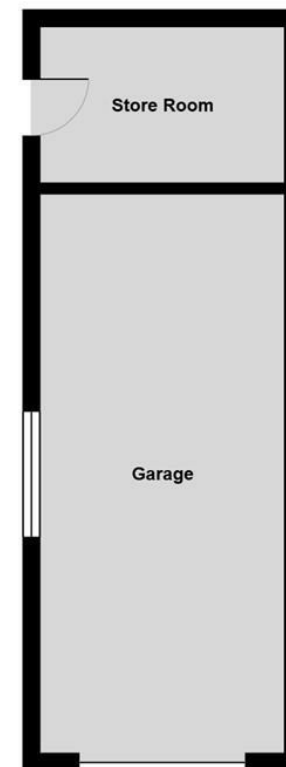
The rear garden offers the perfect space to sit back and enjoy the warmer weather. French doors leads out from the dining room allowing the garden to become an extension of the entertaining space when hosting summer parties. A well-proportioned paved patio offers seating space, with a lawned area running down the side of the detached garage. Perfect for children and pets, the garden is fenced on all sides, offering a safe and secure space to be enjoyed by the whole family.

Exterior

A three car driveway offers off-road parking for the household, with a low wall separating it from the street. A hardwired Ring camera system offers peace of mind and security.







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