





The Location

Located in Morecambe, the property is a convenient base for busy life, with green spaces, public transport and amenities all within walking distance. Appealing to a wide range of buyers, the area features a mix of families, professionals and retirees, all making the most of the thriving local area with it's plethora of shops, restaurants and attractions. You are never far from a breathtaking natural landscape, with the historic promenade running along the coastline, or open countryside a short drive away, great for days out exploring. Morecambe boasts a range of highly regarded schools, with regular bus services to secondary schools and universities in the local area, making this a future proof home for young couples and families.

Step Inside

This property is move in ready and offered with no onward chain, making it easy for you to settle in and start enjoying your new chapter. The current owners have done cosmetic updates and redecoration throughout to create a well-presented modern home. The ground floor consists of an inviting bay-fronted reception room with period features and contemporary design, a great space to entertain and relax with family and friends. An open plan kitchen diner spans the rear of the house with two double glazed windows filling the space with natural light and taking in views of the sizeable rear garden. Integrated appliances are housed within the warm white cabinetry which extends into the dining space offering an abundance of storage for food supplies and cooking equipment. A deep utility cupboard off the kitchen features a built in worktop and space for an appliance, keeping noise and clutter to a minimum in the rest of the home.

The first floor features two large double bedrooms and a third smaller double, all serviced by the sleek, fully tiled family bathroom at the front of the house. The main bedroom boasts built in storage and contemporary decor, making it a brilliant space for rest and relaxation, with a large double glazed window overlooking the rear garden providing plenty of natural light. A hatch above the landing provides access to the attic space, perfect for long term storage and bulky items.

Let's Look Outside

The property has excellent kerb appeal with an artificial grass lawn, paved path and a gravel driveway offering parking for two vehicles off-road. A side gate leads through to the rear garden with a paved patio seating area by the entrance to kitchen, a great space to sit back and soak up the sun. A large artifical grass lawn spans the garden, providing a green, low maintenance surface that can be enjoyed by the whole family whatever the weather. Fenced on all sides it's a safe and secure space for young children and pets to enjoy, with a paved pathway running around the perimeter. Due to the propeties behind being bungalows the garden has open sky and uninterrupted sunlight throughout the day.

Room Sizes

Hall

14'0" x 6'9" (4.29 x 2.06)

Reception 1

11'8" x 10'8" (3.57 x 3.27)

Reception 2

13'5" x 11'4" (4.11 x 3.46)

Kitchen

9'7" x 7'1" (2.93 x 2.16)

Landing

7'4" x 6'2" (2.25 x 1.88)

Bathroom

7'6" x 7'3" (2.30 x 2.22)

Bedroom 1

13'0" x 11'1" (3.97 x 3.40)

Bedroom 2

11'1" x 10'8" (3.40 x 3.27)

Bedroom 3

9'11" x 7'4" (3.03 x 2.24)

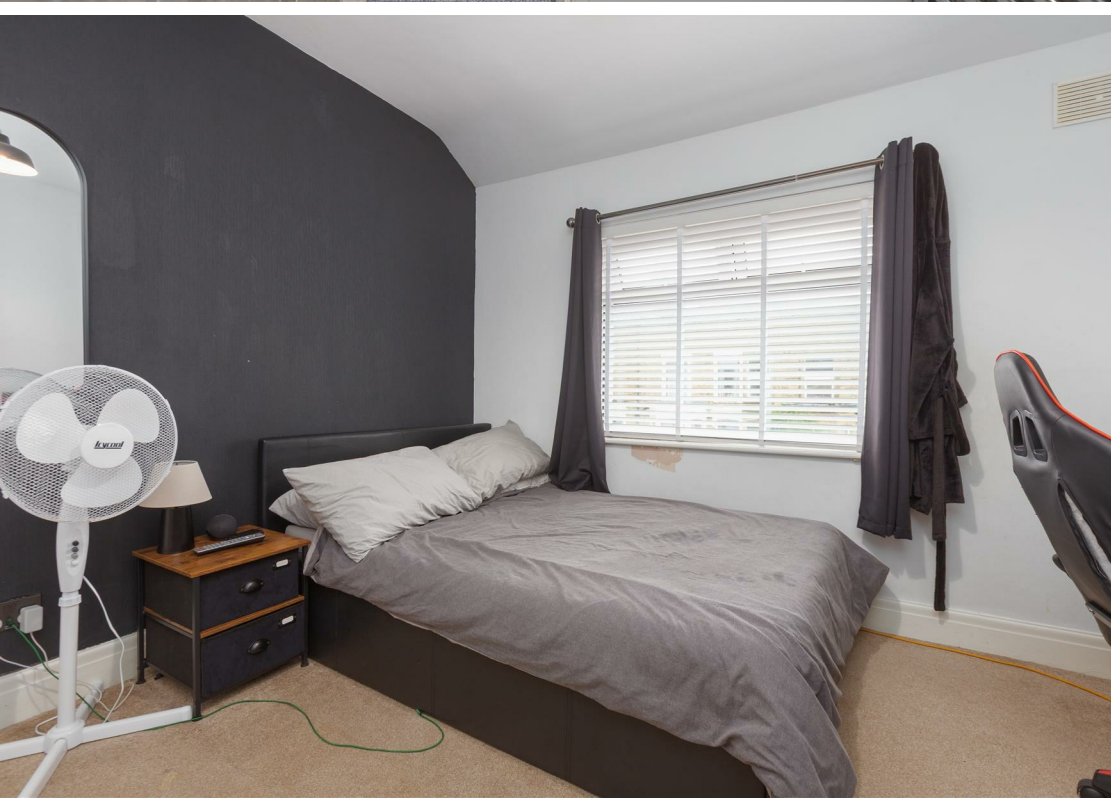
Additional Information

Freehold

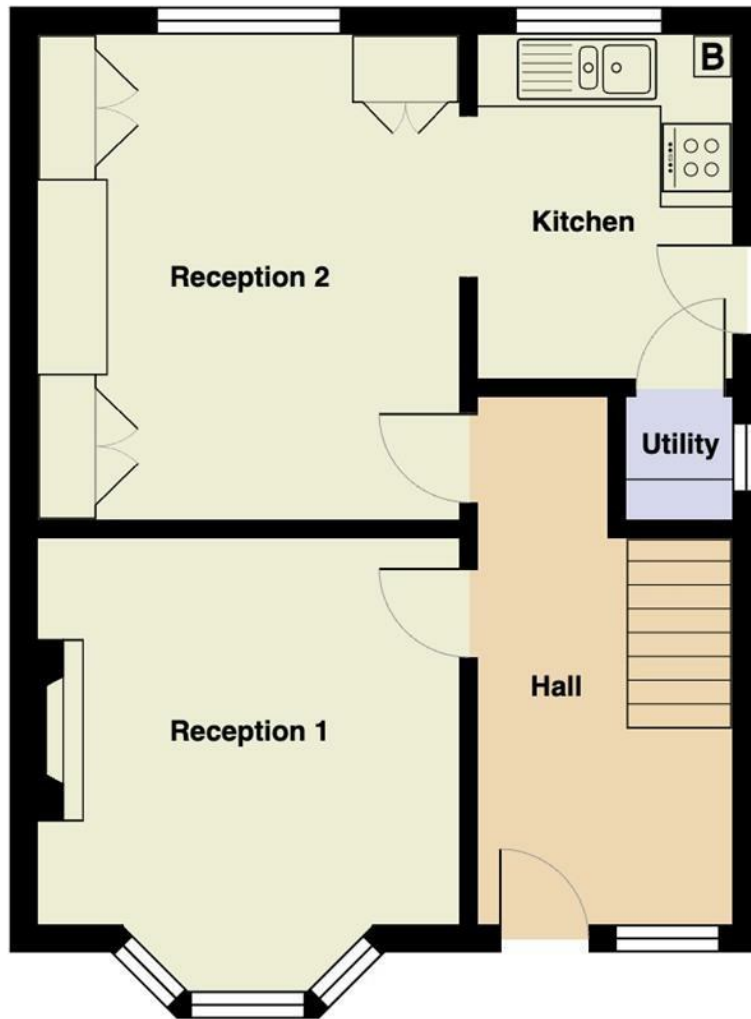
Council tax band B

EPC rating 'D'

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	82
EU Directive 2002/91/EC		

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