



**FOR SALE**  
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### Inside The Home

This three-bedroom mid-terrace property, previously used as a rental, presents an excellent investment opportunity while also appealing to first-time buyers and those looking to downsize. Entry is via a double-glazed UPVC front door into a hallway. To the left, you are led into a spacious lounge, offering a comfortable living area. There is also a useful understairs storage cupboard ideal for coats, shoes, and everyday items you wish to keep neatly tucked away. An open archway seamlessly connects the lounge to the dining room, creating a natural flow of space. The dining area benefits from patio doors that open out onto the rear garden, allowing for plenty of natural light. The kitchen, while compact, is well laid out and functional, providing a practical space for cooking and day-to-day use.

To the first floor, the property offers three bedrooms two doubles and one single. The master bedroom, positioned to the front, benefits from an ensuite comprising a shower unit and wash basin, along with a storage cupboard housing the water tank. The family bathroom consists of a three piece suite and an overhead shower.

Overall, this property is ideally suited for a range of buyers, offering versatile accommodation in a convenient and central location, with access to well-regarded local schools.

### Let's Take A Closer Look At The Area

This great home is on the desirable Grosvenor Park estate in Morecambe and within relatively easy reach of Lancaster. A great area for the growing family, you are within walking distance of the excellent local primary school with a playground and green space around the corner. Great transport links provide access to Morecambe, Lancaster and the motorway, making it great for the commuting professional.

### Let's Step Outside

The property benefits from a quaint laid to lawn area to the front of the property, there is potential to seek permission to drop the curb to create off road parking. To the rear there is a secure garden to enjoy the sunshine, a morning coffee or a space for the children to play. There is also one allocated parking space in the car park.

### Services

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

### Tenure

The property is Freehold. Title number: LA756012

### Council Tax Band

This home is Band C under Lancaster City Council.

### Viewings

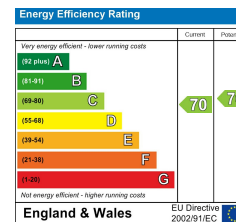
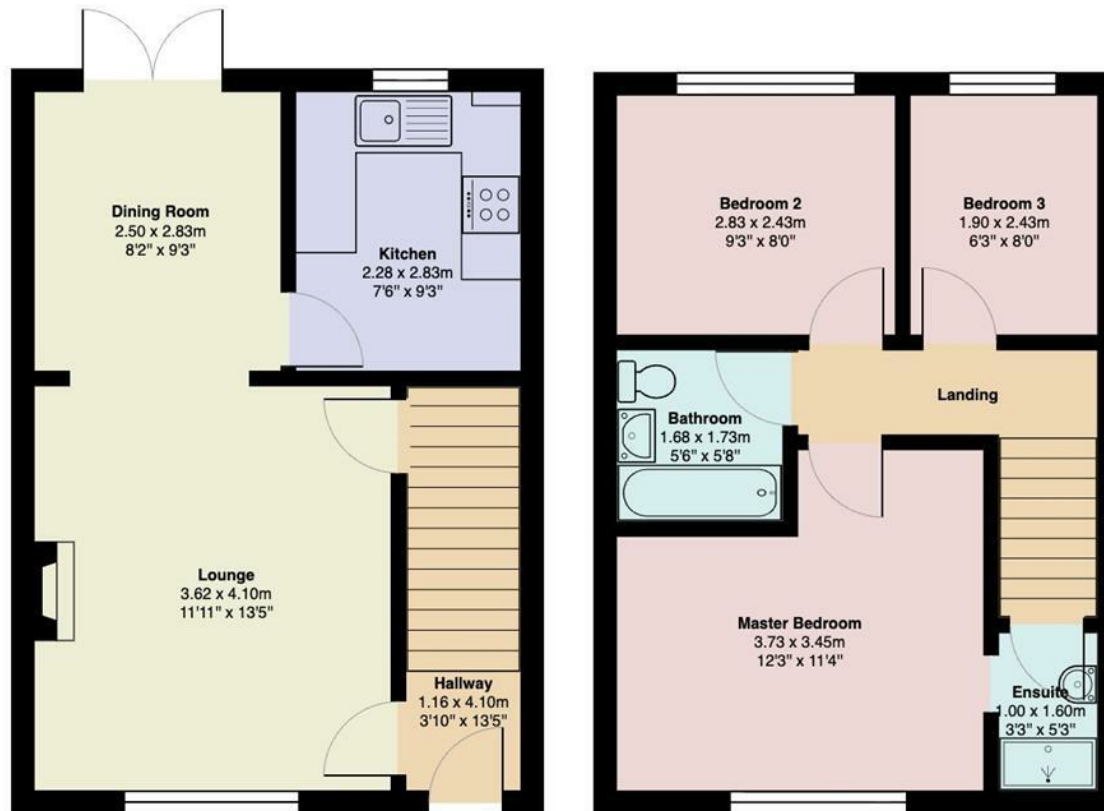
Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

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