





The accommodation

At over 1900 square feet there is an awful lot of house available for your money and every inch has been maintained and renovated to a high standard. The ground floor accommodation boasts a tastefully appointed lounge with herringbone LVT flooring, an inbuilt glazed fireplace and useful recess shelving, complementing the bay window to the front. The stylish flooring continues through the downstairs into the dining room and is rounded off by an impressive, open plan dining kitchen comprising wall and base units with laminate work top surfaces, a steel sink and drainer, an electric oven with a separate gas hob and extractor and plumbing (and space) for an in built washing machine. The first floor comprises two double bedrooms and a gorgeous three piece bathroom suite with a separate WC and the top floor incredibly hosts a further four bedrooms. There is also a very handy storage cellar.

Let's step outside

The property has courtyard frontage with gated access and an intelligently designed rear garden with low maintenance artificial grass bordered by a stone path feeding into a lovely patio area.

The location

With Morecambe Bay and the historic Promenade on it's doorstep, this brilliantly presented family home is well placed to enjoy the very best of Morecambe and what the west coast has to offer. With a range of highly regarded primary and secondary schools and a good array of shops and restaurants it is very well served for amenities. With access to the M6 Motorway via the Bay Gateway, and a local train station linking commuters to the West Coast Mainline a wide number of major towns and cities are within easy reach. Morecambe Bay itself is renowned for it's sunsets with many believing they are some of the finest views possible within the UK and beyond.

Works completed by the current owners.

The property has undergone some major renovation work in the recent history which includes damp proofing, a new roof, insulation, a new kitchen and bathroom (9 years old), a new boiler and heating system and new external drainage systems.

Services

The property is serviced by gas, electricity, mains water and drainage.

Tenure

The property is freehold with title number LA834334.

Council Tax

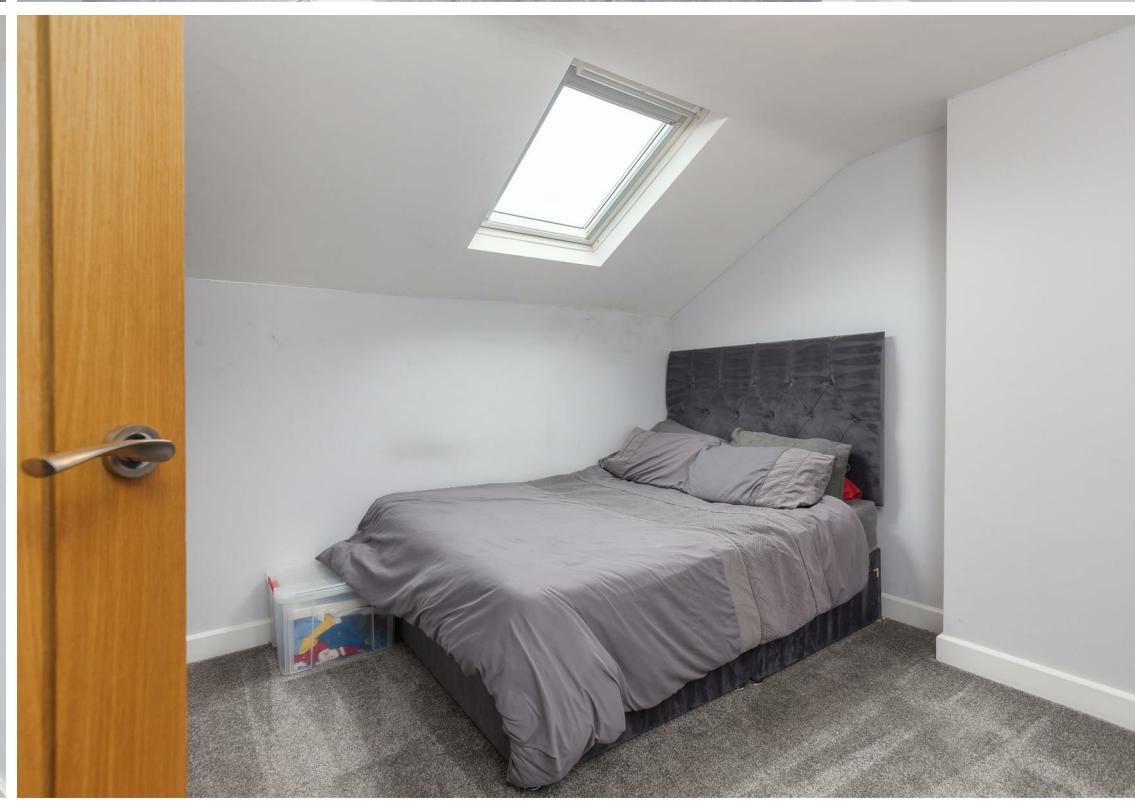
Band B via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Available online - for any further queries, please contact our estate agency office.







Total Area: 197.3 m² ... 2124 ft²

All measurements are approximate and for display purposes only

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		50
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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