







### Inside The Home

Entered via a UPVC double glazed door this leads into a stylish Entrance Hall with decorative panelling to the walls and herringbone detail flooring. This leads into a spacious yet cosy Living Room, with large UPVC to a glazed windows, filling this room with ample natural light and a built in storage. This opens into a beautifully spacious Breakfast Kitchen, fitted with a range of wall and base units with complementary worktops over, a handy breakfast bar area and fitted appliances which include a four ring electric hob, with an oven below, extractor above and space for a fridge freezer. Housing a gas central heating boiler, there is handy storage cupboard, as well as access to a Utility Room, where plumbing for a washing machine and space for a tumble dryer can be found, as well as UPVC double glazed door providing access to the rear.

To the first floor, two generous rooms can be found as well as a modern three-piece bathroom suite. The master Bedroom has been beautifully adorned with decorative wooden panelling and large UPVC double glazed windows providing the room with ample natural light, providing the perfect blend for rest and relaxation. With a range of wardrobes, there is ample storage.

To the second floor, a further two bedrooms can be found, providing versatile living spaces.

This beautiful home is move in ready and has excellent finishing features throughout, making this a perfect family home.

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

Located a short stroll away from the Iconic Morecambe Promenade, breath-taking views across Morecambe Bay towards the Lakeland Fells can be admired. The perfect place to sit and watch incredible sunsets on a summers evening. Local amenities include a range of local and national shops including a Tesco supermarket, with excellent transport links including bus stops and the M6 bay gateway a short drive away, providing easy access to the Motorway. This excellent property is perfect for first time buyers, families or investors. A perfect all rounder.

### Let's Step Outside

To the front of the property, on road parking can be found. To the rear, a low maintenance yard can be found, with decorative Astroturf, secure wooden fencing and a secure wooden gate providing access to the rear. A beautiful area to sit out on a warm summers day or the perfect back drop for entertaining family and friends.

### Services

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

### Tenure

The property is Freehold. Title number:

### Council Tax

This home is Band A under Lancaster City Council.

### Viewings

Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

View online or for more information contact our office for details.

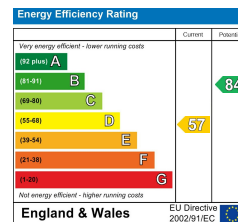
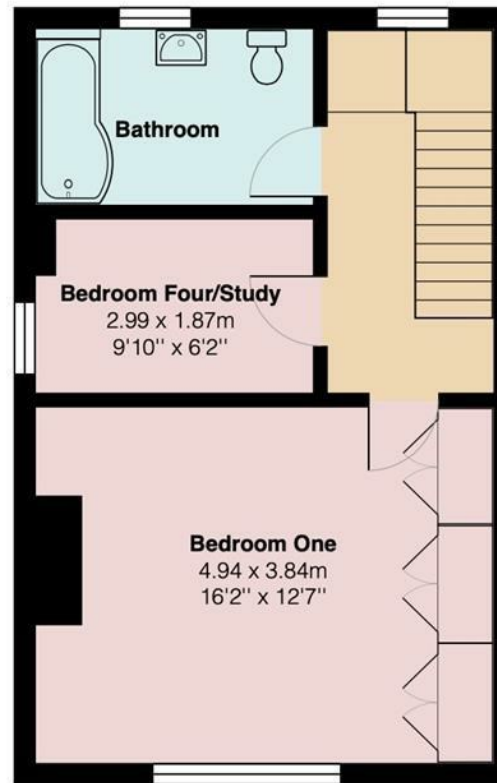
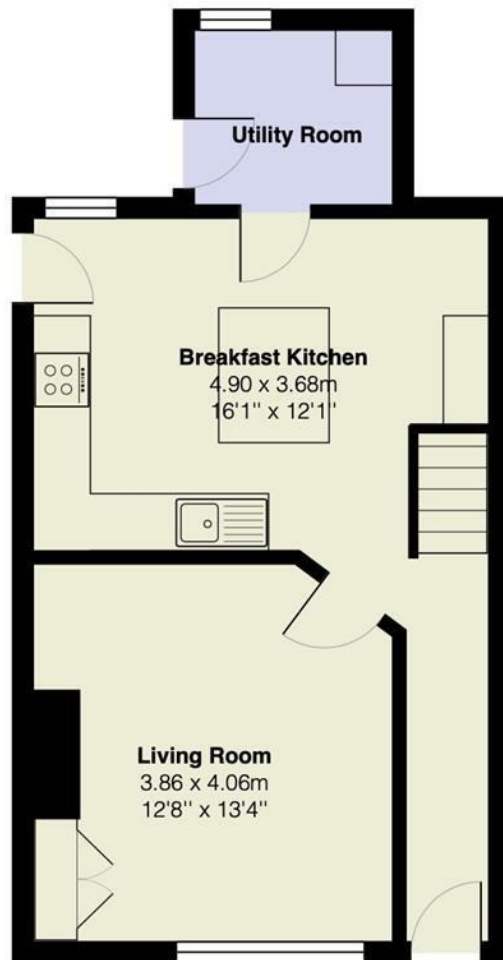












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