





## Inside The Home

Stepping in to this generous family home, you are instantly greeted by a warm and welcoming Entrance Hall with a handy under stair storage cupboard, and stairs leading to the first floor. To the front of the property, a bright and spacious Living Room can be found, centered around an electric fireplace, creating a cosy ambience. With a large UPVC double glaze bay window, allowing natural light to filter through this beautifully presented home, this leads into a large open plan Dining Kitchen. With an ornate fire surround, UPVC double glazed French doors provide access to a raised terrace area, perfect for enjoying a morning coffee. The Kitchen area is fitted with a range of wall and base units with complementary worktops over and appliances which include a feature Britannia range gas and electric combi oven and hob, with a large extractor above, as well as plumbing for dishwasher and space for an under-counter fridge. Completing the ground floor, a handy WC and separate Utility room can be found, providing plumbing for a washing machine, space for a tumble dryer and space for an additional fridge freezer.

To the first floor, three generous Bedrooms can be found with the two larger rooms providing an open outlook. Completing the first floor, a three-piece Bathroom suite completed in 2023 can be found, with a wonderfully deep bath and complementary tiles to suit. With integrated bluetooth speakers, relax in style and comfort. Access to a spacious loft space is also provided via a drop-down ladder where a part boarded loft can be found. With huge potential for further development (subject to relevant planning approval).

This home provides the perfect base for a busy family, with ample space for all. Carefully maintained, this property was reroofed approx. 8 years ago, with new rendering at the same time. New French doors and decking were also added, adding to the overall charm and appeal of this elegant home.

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

Located in the vibrant seaside town of Morecambe, this busy community caters for all. With the breath-taking Morecambe Promenade a short drive away, enjoy countless hours walking the coastline soaking up the spectacular scenery surrounding this remarkable property. Situated in a highly accessible area

with the M6 bay gateway an approximate 5 minute drive away, bus stops within easy walking distance providing access in around area as well as further a field, and the Lake District and Yorkshire Dales National Park an approximate 40 minute drive away. Excellent local schooling can also be found with a range of highly regarded primary and secondary schools, as well as being located within the catchment area for both Lancaster boys and girls grammar schools. With a handy supermarket and a highly rated fish and chip shop across the road, this incredible home caters for all.

## Let's Step Outside

To the front of the property, a laid to lawn garden can be found, with off-road parking for approximately two cars. For those requiring additional parking, there is ample scope to transform the lawn into more parking, perfect for a family home with multiple cars. To the rear, a second laid to lawn garden can be found, with mature planted borders and secure wooden fencing, perfect for allowing little ones to explore and play. With ample space for alfresco dining or simply sitting out on a warm summers day, invite the family and enjoy a wonderful BBQ with loved one.

## Services

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

## Tenure

The property is Freehold. Title number: LA622322.

## Council Tax

This home is Band B 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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