





## Inside The Home

Entering this incredible property, you are welcomed by an impressive and generously sized entrance hallway, setting the tone for the spacious accommodation throughout. The main lounge is a bright and inviting room, enhanced by a large bay window that fills the the space with natural light, making it ideal for both relaxing and entertaining. A substantial dining room sits adjacent, offering ample space for family dining and hosting guests, perfectly suited to modern living. To the rear, the property boasts a newly fitted Howdens kitchen, thoughtfully designed with an attractive breakfast bar area, providing a sociable hub for everyday life. Adjoining the main kitchen is an additional room featuring a sink and extensive storage cupboard, an excellent utility and boot room. This clever layout allows one person to cook in the main kitchen while another washes up in peace, keeping day-to-day mess neatly contained. The room also benefits from direct access to the rear gravel garden, adding practicality and convenience. From the kitchen, stairs lead down to a substantial cellar room, offering a vast and highly versatile space. Ideal for use as a home office, gym, games room or man cave, this area provides fantastic flexibility to suit a variety of lifestyles.

To the first floor, you will find a stunning family bathroom which has been tastefully renovated to a high standard. The space features a stylish free-standing bath, a generous double shower, wash basin and WC, with ample room to personalise and truly make it your own. Also on this level are two exceptionally large double bedrooms, both benefits from built-in wardrobe storage. The front bedroom is particularly impressive, enjoying two large windows that allow an abundance of natural light to fill the room, creating a bright and airy atmosphere.

The second floor offers a further three well-proportioned double bedrooms, providing flexible accommodation ideal for growing families, home working or guest rooms.

This impressive five-bedroom home offers spacious and versatile accommodation arranged over multiple floors, making it ideal for families, professionals or those seeking flexible living space. Finished to a high standard throughout and ready to move into, the property combines character,

practicality and modern upgrades in a highly desirable layout. Early viewing is highly recommended to fully appreciate the size, quality and potential this exceptional home has to offer.

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

Situated within close proximity to the shores of Morecambe Bay and the historic Promenade, this stunning family home has a plethora of amenities on its doorstep. With an abundance of local and national shops including two large supermarkets and a range of highly regarded primary and secondary schools. As well as a range of excellent eateries such as the iconic Midland Hotel, views towards Grange over Sands and the Lakeland Fells can be enjoyed as well as a number of scenic walks. With access to the M6 Motorway via the Bay Gateway, and a local train station linking commuters to the West Coast Mainline, this superb home has excellent transport links providing access local and further a field.

## Let's Step Outside

Externally, the property continues to impress with a recently upgraded frontage, featuring a rendered finish, low-maintenance gravelled area and secured by brick creating an attractive and private approach to the home.

To the rear, the garden has also been thoughtfully improved, offering a fully rendered and gravelled space designed for ease of maintenance. A newly installed gate and secured by brick provide both privacy and practicality, making it an ideal outdoor area for seating, storage or everyday use.

## 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: LA620605

## Council Tax Band

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.







Total Area: 173.9 m<sup>2</sup> ... 1872 ft<sup>2</sup>

| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92-100) <b>A</b>                           |         |          |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            |         |          |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |
| <b>England &amp; Wales</b>                  | 61      | 73       |

EU Directive 2002/91/EC

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