





## Inside The Home

Entered via a UPVC double glazed door, this leads in to a bright and spacious Living Room, centred around an inglenook style fire surround. The heart of the home is the impressive open-plan living kitchen, creating a sociable space for everyday family life and entertaining alike. Fitted with a range of wall and base units with complementary work surfaces, and integrated appliances which include a six ring gas hob, extractor above and oven below, as well as plumbing for a washing machine, and space for a fridge freezer. With slate tiled flooring and UPVC double glazed doors providing easy access to the rear. This generous layout provides flexibility for both dining and relaxation.

The property benefits from four bedrooms arranged over the two upper floors, providing ample space for family living, home working, or guest accommodation. A beautiful four-piece bathroom can be found on the first floor, with a feature oval freestanding bath and a separate large shower with distinctive pebble shower tray. The perfect place to relax after a busy day.

While the property would benefit from some TLC, it offers an exciting opportunity to create spacious family home in a convenient location. With its spacious accommodation, excellent potential and No Chain, this property is not to be missed.

## 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

Externally, the property enjoys an enclosed rear yard, providing a private outdoor space that is easy to maintain. The perfect space for alfresco dining or simply sitting out with a morning coffee on a warm summers day.

## Services

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

## Tenture

The property is Freehold. Title number: LA603399.

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

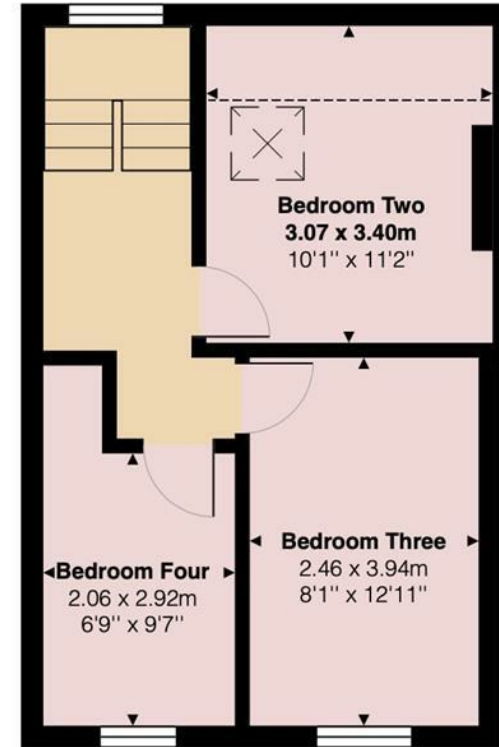
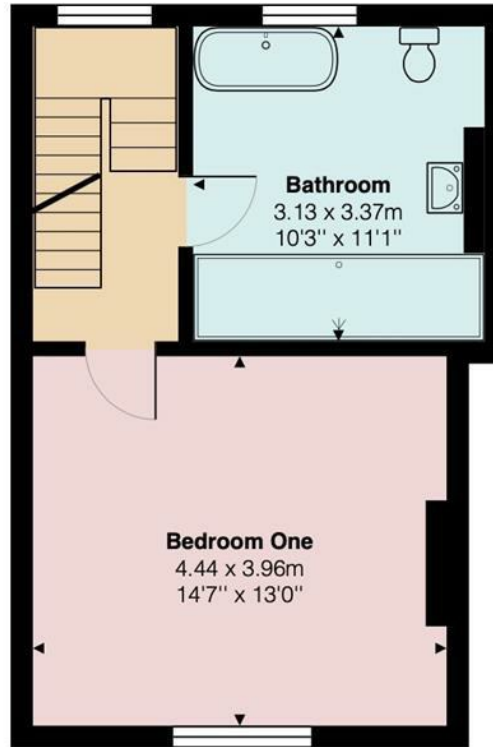
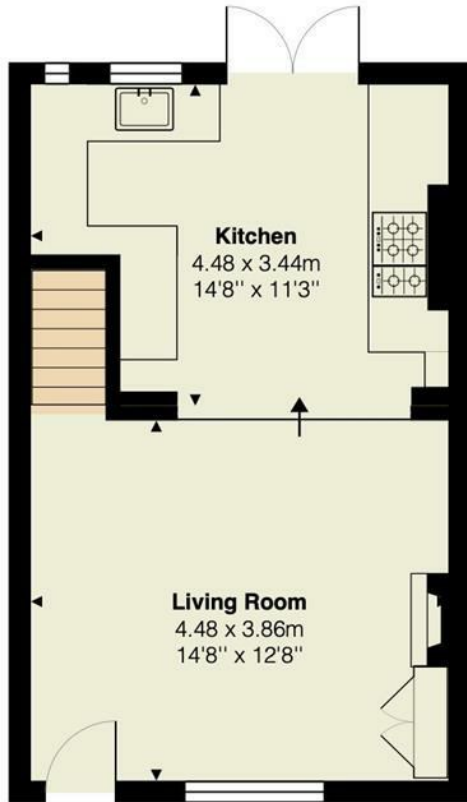
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup>

| Energy Efficiency Rating                    |  | Current                 | Possible |
|---|--|-------------------------|----------|
| Very energy efficient - lower running costs |  |                         |          |
| (92 plus) <b>A</b>                          |  |                         |          |
| (81-91) <b>B</b>                            |  |                         | 86       |
| (69-80) <b>C</b>                            |  |                         |          |
| (55-68) <b>D</b>                            |  | 58                      |          |
| (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>                  |  | EU Directive 2002/91/EC |          |

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