



13 Lichfield Avenue, Morecambe, LA4 6EA

Are you looking for an exciting opportunity to create a spacious family home? Then look no further. Located off Broadway in Morecambe, this spacious two reception, three bedroom semi-detached home is jam packed with original features including a beautiful entrance with the original leaded stain glass. With a generous rear garden, off road parking and garage, this property oozes potential.

Located close to the scenic Morecambe Bay promenade, this beautiful home is within walking distance of unrivalled views across Morecambe Bay towards the Lakeland Fells. With a wide range of amenities including highly regarded primary and secondary schools, local shops, eateries and supermarkets, along with scenic walks along the sea front. Lichfield Avenue lies a short distance from the Bay Gateway bypass, which enables easy access to the M6 motorway and Lancaster City centre, making this a perfect property for commuters.



Layout (With Approx. Dimensions)

Ground Floor

Entrance Vestibule

Entered via a wooden glazed doors door with mottled glass detailing, this leads into:

Entrance Hall

Fitted with a feature wooden glazed door with decorative stain glass detailing and complementary window surrounds. This welcoming area is fitted with two useful under stair storage cupboards and a radiator, with stairs leading to the first floor.

Living Room

14'7" x 11'10" (4.46 x 3.63)

A bright and spacious room fitted with a UPVC double glazed bay window with decorative stained glass detailing. Fitted with a gas fireplace set in a wooden surround, coving to the ceiling and a decorative ceiling rose.

Dining Room

14'11" x 11'10" (4.57 x 3.63)

Fitted with UPVC double glazed windows and rear entrance door providing access to the rear garden. Fitted with a gas fireplace with a Baxi back boiler powering the central heating and the hot water, with decorative coving to the ceiling and a ceiling rose.

Kitchen

19'3" x 6'4" (5.88 x 1.94)

Fitted with a range of wall and base units with a complementary worktop over and a sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob, with an extractor hood above and an oven below, as well as plumbing for a washing machine and space for a fridge freezer. With two UPVC double glazed frosted windows, a UPVC double glazed rear entrance door and a radiator.

First Floor Landing

Stairs lead from the entrance hall to a bright spacious first floor landing, with a feature wooden stained glass window, a picture rail and access to a loft space.

Bedroom One

15'0" x 10'9" (4.58 x 3.29)

A large and spacious room, fitted with two built-in wardrobes providing ample storage. With a UPVC double glazed bay window, coving to the ceiling and a radiator.

Bedroom Two

12'6" x 10'9" (3.82 x 3.29)

Fitted with a built-in cupboard providing ample storage, a UPVC double glazed window overlooking the rear garden. With coving to the ceiling and a radiator.

Bedroom Three

8'7" x 7'7" (2.62 x 2.33)

A spacious room, fitted with a UPVC double glazed window. With coving to the ceiling and a radiator.

Bathroom

Fitted with a two piece suite comprising a wash hand basin and a bath with a shower over and a tiled surround. With a UPVC double glazed frosted window, a built-in storage cupboard housing the hot water cylinder, and radiator.

WC

Fitted with a WC and a UPVC double glazed frosted window.

Outside

To the front of the property, a garden area can be found with planted borders and a driveway, providing off-road parking for approximately two cars. This leads to the a detached garage and a gate providing access to the rear garden. To the rear, a spacious laid to lawn garden can be found, with planted borders and mature shrubs. This provides the perfect backdrop for social gatherings and alfresco dining as well as providing ample space for little ones to explore and play.

Garage

15'8" x 10'0" (4.79 x 3.06)

With an up and over door, a side entrance door and window, light and power.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band C - Lancaster City Council.

Tenure

Freehold.

Viewings

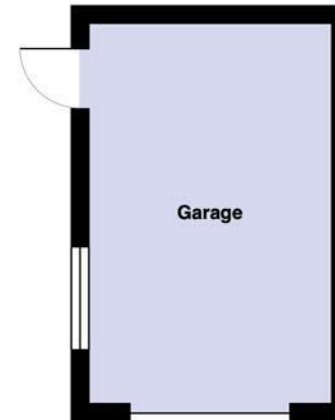
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Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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