





Inside The Home

The property offers well-presented and modernised accommodation arranged over two floors, with a number of recent improvements throughout. The ground floor features a spacious open-plan lounge/diner, providing an excellent area for both relaxing and entertaining. The room benefits from a beautifully tiled chimney breast, double-glazed bay window to the front aspect and newly fitted cupboards and shelving within the alcoves. Brand new flooring has been laid throughout the ground floor, complemented by radiators and a combination of ceiling and wall lighting. Modern internal doors have been fitted throughout, including doors leading through to the conservatory, creating a contemporary feel throughout the property. The modern fitted kitchen comprises a range of base and wall-mounted units, with a good selection of integrated appliances including a four-ring induction hob with double oven beneath, fridge, freezer and dishwasher. There is also a sink and drainer unit, access to a useful under-stairs storage cupboard and a door leading directly out to the rear garden.

To the first floor are two well-proportioned double bedrooms, together with a further single bedroom. The single bedroom has been recently plastered and decorated and benefits from new carpeting. The recently installed modern bathroom is fitted with a four-piece suite, providing both practicality and contemporary styling.

Overall, the property offers modern, versatile accommodation which would be well suited to families and professionals alike. Its central location also provides convenient access to local schools and the M6, including the Bay Gateway, making it particularly well placed for commuters and those seeking excellent transport links.

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.

Lets Step Outside

The property benefits from a low-maintenance rear garden, featuring a sizeable flagged patio seating area, AstroTurf lawn and gravelled borders. A timber shed provides useful additional storage, while the garden offers a pleasant space for outdoor seating and entertaining. To the front, there is a driveway providing off-road parking, with further on-street parking also available. The property also benefits from a large single garage, offering excellent additional storage space with plenty of headroom. The garage is accessed via an up-and-over door and benefits from lighting.

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: LA595659

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

For more information, please see online or contact our office







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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