







### The accommodation

As you enter the property a very handy entrance vestibule acts as an intelligent breaker between outside and in. Opening in then to a nicely presented lounge with oak effect flooring and stairs up to the first floor accommodation. Beyond that is a open kitchen/diner which boasts wall and base units with laminate work top surfaces, a one and a half bowl sink and drainer and an electric oven and hob with an overhead extractor. There are also a range of appliances which are potentially available by separate negotiation. On the first floor are two well proportioned bedrooms and a beautiful fully tiled bathroom suite. Three piece, comprising a panel bath with an overhead fitted shower, a low flush WC and a pedestal wash hand basis with accompanying chrome heated towel rail.

### Lets step outside..

The property has a private enclosed rear garden, mostly laid to lawn with slate chipping borders, gated access an outside tap and a storage shed. It is quite unique in that is also has a driveway/allocated parking space immediately next to the gate to the rear of the home.

### The location

This great home is on the desirable Grosvenor Park estate in Morecambe and within relatively easy reach of Lancaster. A great area for the growing family, you are within walking distance of the excellent local primary school with a playground and green space around the corner. Great transport links provide access to Morecambe, Lancaster and the motorway, making it great for the commuting professional.

### Additional features

The property has a boarded loft with a pull down ladder and benefits from uPVC double glazing and gas central heating. There is also very useful over stairs storage accessible from the front bedroom.

### Services

Gas, electricity, mains water and drainage.

### Tenure

The property is freehold with a title number of LA763764

### Council Tax

Band B via Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agency.

### Energy Performance Certificate

Please contact the agent for any queries.

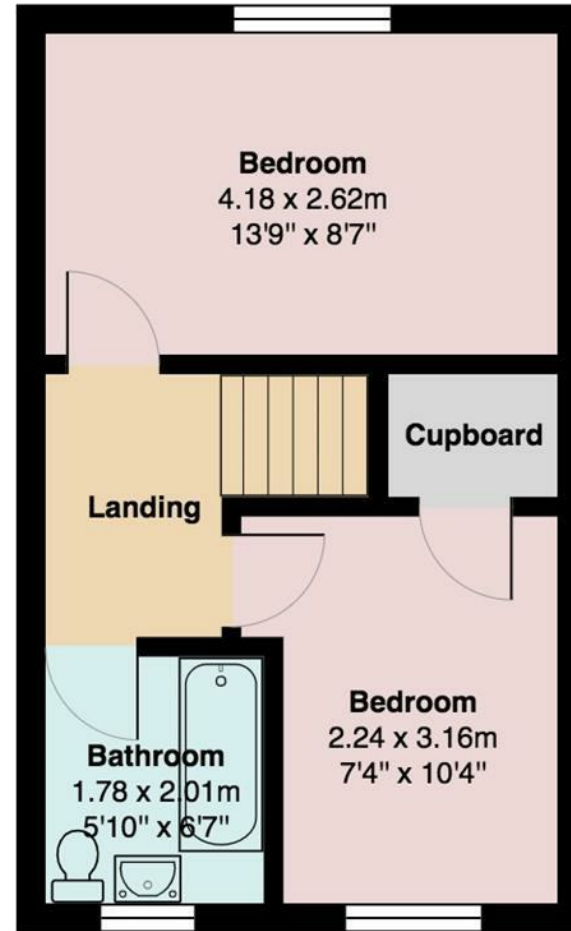
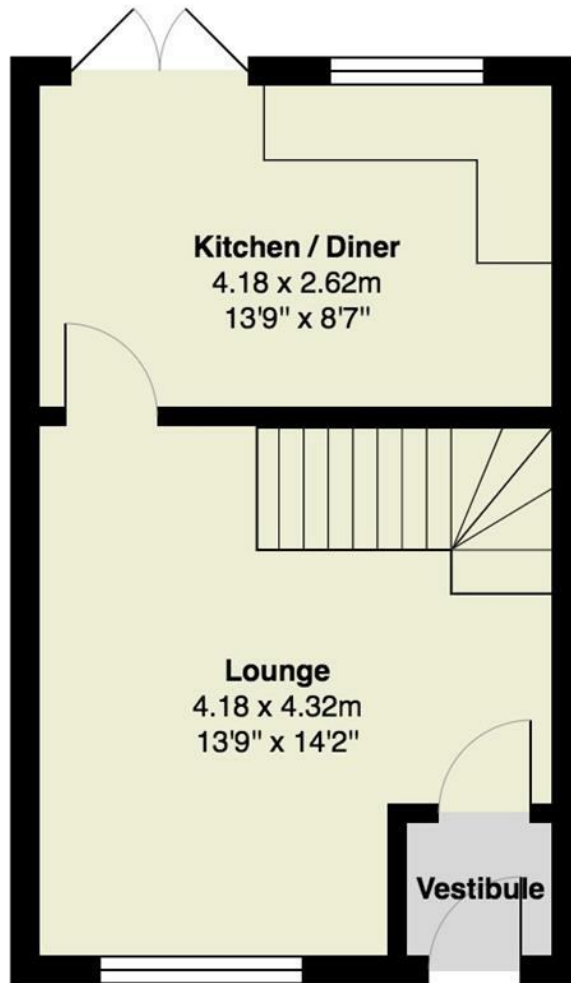












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# Your Award Winning Houseclub

