



33 Elkin Road, Morecambe, LA4 5RN

A well-proportioned three bedroom semi-detached home in the Bare area of Morecambe. Close to supermarkets, eateries and shops, the house is a conveniently located base for busy life. Transport links lead to Morecambe, Heysham and Lancaster, with easy access to the M6 motorway via the Bay Gateway, perfect for those who travel for work. You won't be short of things to do in your free time, with stunning coastal walks and a plethora of attractions nearby, so you can take advantage of everything Morecambe and the surrounding area has to offer.

The house has been updated by the current owners over recent years, including new double glazing, a new boiler, new radiators and clearing the garden, with a new consumer unit being installed most recently prior to sale. The house is great for families and couples, with two spacious reception rooms offering space to gather family and friends. A kitchen and utility room at the rear of the house help you keep on top of household chores, with an open wall from the kitchen to the reception room allowing you to socialise and host dinner parties with ease. Upstairs, a bathroom and separate WC services the home, with two well-proportioned double bedrooms and a third versatile single room giving each member of the household a space of their own. An established rear garden with fruit trees, lawn, a pergola and shed creates a private oasis to soak up the sun while you watch the local wildlife attracted by the luscious planting. The front of the house has off-road parking for one vehicle and a well-kept garden that adds kerb appeal to the property.

This brilliant house is just waiting for you to add your mark and create your stunning new home. Contact us today to book a viewing!



Hallway

16'1" x 6'1" (4.91 x 1.86)

An inviting hallway greets you as you enter the property, with a new UPVC door and frosted double glazed window from the front driveway. Varnished floorboards flow through into the kitchen, giving a sense of cohesion to the home. A double panel radiator sits against the wall, with hanging space and room for a storage unit to store outdoor clothing and shoes to keep the home clear and clutter-free. A small cupboard with a shelf above offers space for keys and houses the utility meters and consumer unit for the property.

Understair Cupboard

5'4" x 2'10" (1.64 x 0.87)

A deep understair cupboard offers space for household gadgets and storage, with a small double glazed window on the side aspect providing daylight. The space also has potential to be converted into a WC if required which some neighbours have done.

Reception 1

12'7" x 12'5" (3.86 x 3.79)

A large reception room at the front of the house benefits from a recently installed double glazed bay window taking in the green views of the front garden, with established trees offering privacy from the street. There's ample space on the varnished floorboard for multiple pieces of furniture so the room is perfect whether used as a living room or dining room. An open fire sits in a decorative grey tiled fireplace and forms the focal point of the room, with alcoves either side featuring built in shelving and floor space for units. A great space to gather family and friends, or simply to relax in the evenings.

Reception 2

12'9" x 11'10" (3.89 x 3.62)

A well-proportioned reception room featuring a wide double glazed window on the rear aspect that looks out to the established rear garden, providing the perfect backdrop to social events. An electric stove sits on the light stone hearth with alcoves either side perfect for storage and display units. A pendant light hangs in the centre of the room, with plenty of room on the varnished floorboards below for multiple seating and storage options, giving you flexibility in its configuration and use.

Kitchen

8'11" x 8'8" (2.73 x 2.66)

The kitchen sits at the side of the house, with fitted cabinetry on three sides offering an abundance of storage for cooking equipment and food supplies. Appliances include a four ring Bosch gas hob, extractor fan, an integrated John Lewis oven and a 1.5 sink and drainer. A double panel radiator sits against the wall with an opening through to the second reception room, great for dinner parties and entertaining. A white subway tile backsplash runs around the room above the black laminate work surface.

Utility Room

10'4" x 6'9" (3.16 x 2.08)

A large utility room spans the back of the house with a ceramic tiled floor and white painted walls. An external UPVC provides access to the rear garden, great for hanging out laundry and opening the house up in the warmer months. With work surfaces on three sides there's plenty of space for laundry and housework, with space for a freestanding fridge freezer and additional units beside, keeping clutter out of the main house. The recently installed boiler for the property is mounted in the corner of the room above the work surface. A frosted double glazed window on the side aspect provides natural light with a ceiling light above.

First Floor

Landing

A carpeted landing connects the bedrooms and the bathroom, with an attic access hatch in the ceiling above. A large frosted picture window on the side aspect illuminates the stairwell with a pendant ceiling light for in the evenings. The landing features a picture rail and high ceiling, hinting at the age of the property and accentuating the sense of light and space. White painted woodwork and neutral painted walls give you a blank canvas to design the space to your taste.

Bathroom

7'10" x 6'3" (2.41 x 1.91)

A bright bathroom sits at the rear of the house with white subway tiled walls reflecting the natural light provided by the frosted double glazed window. The suite includes a bathtub with overhead shower attachment, a pedestal sink and a wall mounted heated towel rail. Varnished floorboards span the room with ample space for a drawer unit and storage for linen and laundry. Spotlights in the ceiling make it a useable space day or night.

WC

5'6" x 2'5" (1.68 x 0.76)

A separate WC services the house, great for busy households getting ready each morning. Matching white half tiled walls tie the space to the main bathroom, with varnished floorboards and white painted walls and ceiling. A frosted double glazed window on the side aspect provides daylight with a pendant light above for evening use.

Bedroom 1

12'5" x 10'11" (3.79 x 3.34)

A large double bedroom forms the inviting master suite, with a recently installed double glazed window on the front aspect flooding the room with natural light, and a high ceiling adding to the feeling of space. Alcoves either side of the chimney breast offer space for freestanding wardrobes with plenty of floor space on the varnished floorboards for a double bedroom forms, bedside units and a dressing table. A central pendant light and double panel radiator ensure the room is bright, warm and comfortable throughout the year.

Bedroom 2

12'9" x 10'11" (3.89 x 3.34)

A well-presented double bedroom at the rear of the house boasts a wide double glazed window they takes in leafy views across the garden, with a double panel radiator set below for additional comfort. There is ample space on the varnished floorboards for a double bed, bedside tables, drawer units and a desk, so you can configure the room to fit your lifestyle. Bright white painted walls and a blue painted statement wall give the room a contemporary feel, with a central pendant light completing the welcoming sleeping space.

Bedroom 3

8'2" x 7'11" (2.51 x 2.42)

A good sized single bedroom at the front of the house offers a versatile room that you can tailor to your needs, whether used as a bedroom, home office or hobby space. Varnished floorboards provide space for furniture and storage units, with warm white painted walls providing a blank canvas for you to add your mark. A recently installed double glazed window and double panel radiator on the front aspect make the space useable and comfortable throughout the day, with a central ceiling light for evening use.

Attic

An insulated attic space above the property offers valuable space for large items and long term storage, with an access hatch above the landing.

External

Rear Garden

The luscious rear garden boasts established planting and fruit trees to create a private natural oasis to enjoy in the warmer weather. A central lawn provides additional greenery, with fencing on all sides of the garden making it a safe and secure space for children and pets to enjoy. A covered pergola provides shelter and seating space below, with room at the rear of the property for garden furniture and BBQs. A wooden shed with a double glazed window on the side aspect provides space for equipment, tools and outdoor toys, ideal for gardening enthusiasts.

Exterior

The front of the property offers off-road parking for one vehicle and an established garden with a lawn and trees, offering privacy and green views from the front of the house. A stone wall separates the garden from the street, with wrought iron gates to the driveway.

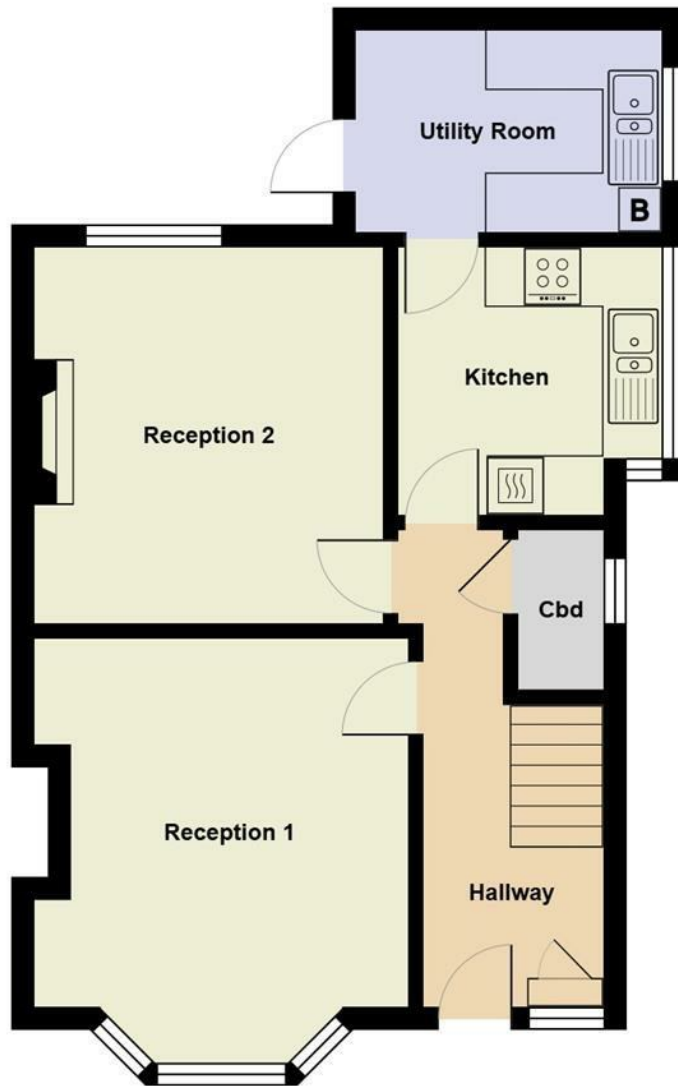
Additional Information

Freehold.

Council Tax Band C.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	64	76

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