





Inside The Home

Entered via a composite front door, with decorative stain-glass detailing. This leads into an Entrance Hall with original Oak stairs leading to the first floor. With a handy ground floor WC, feature stain-glass window, picture rail and laminate flooring.

This leads into a spacious yet cosy Living Room, with a large UPVC double glazed window, filling this room with ample natural light. Centred around an original wooden fireplace with a multi-fuel stove (installed in 2023), this room is complete by laminate wooden flooring, feature picture rail and coving to the ceiling. This leads into a spacious Dining Kitchen. The Dining Room has a central electric fire, surrounded by a period wooden surround. This incredible room has a light and airy feel with UPVC double glazed French door providing access to a raised decking area, whilst the room opens into a generous Kitchen, with a range of wall and base units and fitted with a range of appliances including a range oven with hob above, and space for a fridge freezer. This area is also fitted with a feature instant hotwater tap. A handy Utility Room can be found at the rear of property providing plumbing for a washing machine, space for a tumble dryer and additional storage, as well as a gas central heating system, installed in 2022, with a 5 year warranty on installation.

To the first floor, three generous bedrooms can be found as well as a modern three-piece bathroom suite. All rooms provide subtle nods to this incredible properties past, with original doors, handles and closings, coving and pictures rails. This beautiful rooms all have large UPVC double glazed windows oozing light throughout this incredible home.

Beautifully decorated throughout, this incredible home offers a wide range of buyers everything and more.

Let's Take A Closer Look At The Area

Located within walking distance of the busy seaside town of Morecambe, this incredible town has so much to offer. Breath-taking views across Morecambe Bay towards the Lakeland Fells can be admired, with many coastal walks ready to explore. With a range of amenities including local and national shops, bars and eateries as well as excellent transport links including local bus services and the M6 bay

gateway a short drive away, providing easy access to the Motorway. With highly regarded primary and secondary schools, this incredible property is perfect for a range of buyers including first time buyers and families. A perfect all rounder.

Let's Step Outside

To the front of the property, off road parking for approximately three cars can be found on a tarmac drive with decorative borders. With raised planted borders, and secure gates providing access to either side of the property. To the rear, a laid to lawn garden can be found with planted borders and veg plots, this beautiful sun trap provides the perfect backdrop for socialising with family and friends. A detached garage can also be found which provides purchasers with a handy workshop/outdoor storage area which is fitted with light and power.

Services

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

Tenure

The property is Freehold. Title number: LA801180.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

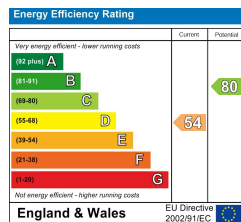
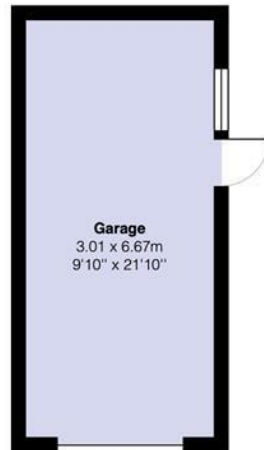
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Energy Performance Certificate

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