

HOUSECLUB
ESTATE AGENCY

1 Marsh Crescent, Morecambe, LA4 6NQ

£425,000









Inside The Home

Steeped in family history and cherished by the same owners for decades, this substantial four-bedroom detached home offers generous living accommodation and exceptional potential for its next chapter. Entering through a double-glazed uPVC front door, you are welcomed into a spacious entrance hallway. A useful understairs storage cupboard provides practical everyday storage. To the left, the impressive lounge is filled with natural light from a beautiful box bay window complete with a window seat. Original ceiling features and decorative detailing around the light fitting add character and charm, while the fireplace creates a wonderful focal point for the room. A second reception room, currently utilised as a dining room, offers flexible family living space. Featuring an electric wall-mounted fire and double doors opening into the conservatory, this room is ideal for entertaining and family gatherings. The conservatory is a standout feature of the home, providing a superb additional living area. With views across the extensive rear garden, it is the perfect place to relax, enjoy the sunshine, spend time with family, and appreciate the peaceful surroundings. The kitchen is well-proportioned and fitted with an integrated oven and hob, integrated fridge/freezer, and spaces for a washing machine and dishwasher. The boiler, which has been replaced in recent years, is neatly housed beneath the worktop. Additional storage cupboards and a convenient ground-floor WC complete the accommodation on this level.

To the first floor, there are three generous double bedrooms, all benefiting from fitted wardrobes that maximise storage space. The fourth bedroom is currently used as a home office, making it ideal for modern family living or remote working. The family bathroom has been modernised and comprises a large corner bath, separate shower enclosure, and wash hand basin. The WC is located separately, adding practicality for busy households. A loft hatch is accessed from the bathroom, while further storage options can be found throughout the home.

Although the property would benefit from some cosmetic modernisation, it presents a rare opportunity to create a truly outstanding family residence. Occupying a substantial plot, the home enjoys excellent curb appeal, a high degree of privacy, and gardens that are not overlooked, offering endless potential both inside and out.

Let's Take A Closer Look At The Area

Located on Marsh Crescent in Morecambe you couldn’t be better placed to make the most of the local area. Shops, eateries and a supermarket are on your doorstep making it a convenient location for busy life. Excellent transport routes lead into Morecambe town centre, Lancaster, Heysham and the M6 motorway so ideal for those who travel for work. Public transport links provide access to the range of local primary and secondary schools with routes to the nearby universities and colleges, making it a future-proof home for couples and young families. When not in work and school, there’s plenty to do nearby from enjoying the range of attractions along Morecambe promenade to taking walks amongst the breathtaking natural landscapes of the local area. This property and location would suit a range of buyers.

Let's Step Outside

Occupying a substantial plot, this impressive family home enjoys outstanding outdoor space, exceptional privacy, and excellent curb appeal. The property is set behind a low brick boundary wall with gated access leading onto a generous driveway, providing off-road parking for approximately four to six vehicles. The front garden is beautifully presented, being mainly laid to lawn and enhanced by an array of mature flowers and planting that create a welcoming first impression. To the side of the property, there is convenient access to the rear garden, while a large garage and adjoining workshop offer excellent storage, hobby space, or potential for further use, subject to any necessary consents. The rear garden is a true highlight of the property and offers an abundance of space for growing families and keen gardeners alike. Predominantly laid to lawn, the garden is complemented by mature trees, established planting, vegetable patches, gravelled areas, and a paved seating terrace directly outside the conservatory, perfect for outdoor dining and entertaining. A wooden shed provides additional external storage, while the generous plot offers endless opportunities for those looking to further enhance or personalise the outdoor space.

Enjoying a private and peaceful setting, the garden is not overlooked, creating a tranquil retreat that is rarely found. Whether you're looking for space for children to play, somewhere to entertain family and friends, or simply a gardener's paradise, this exceptional outdoor space delivers it all.

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: LA588589

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

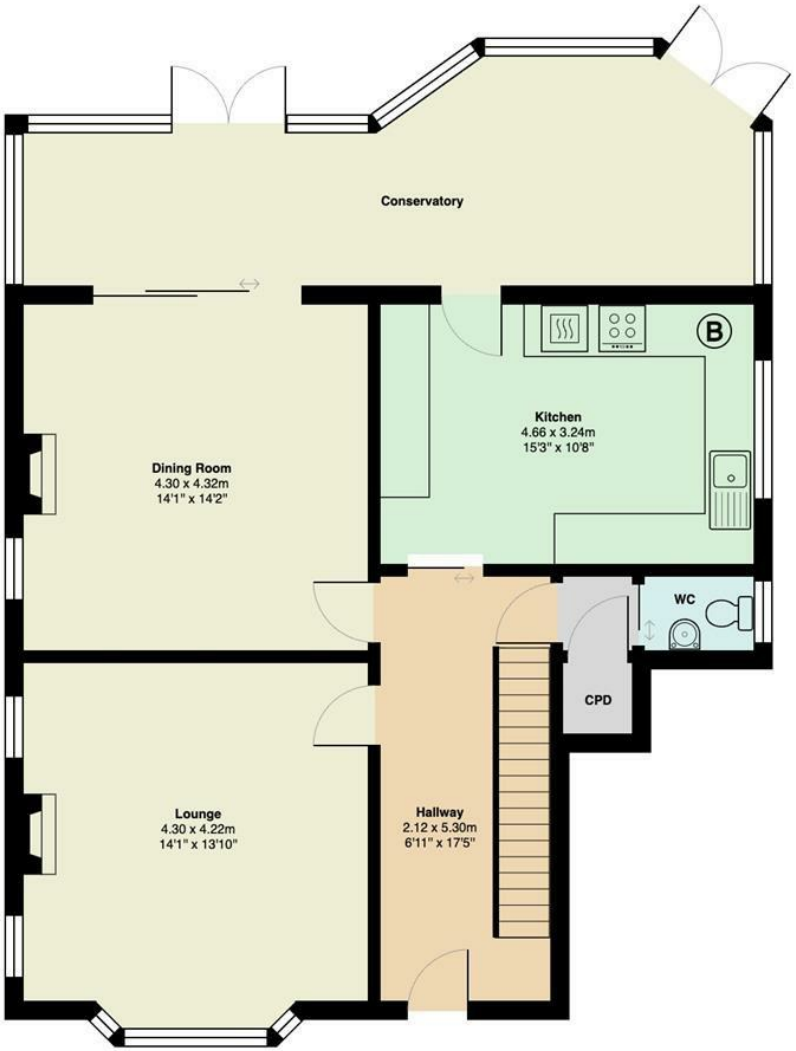




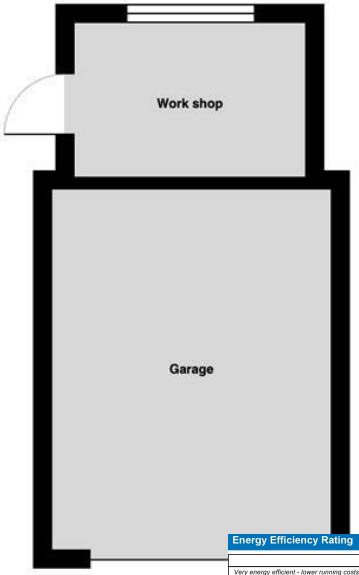


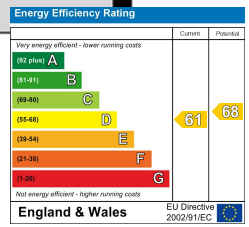

FOR SALE











HOUSECLUB
ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk

Your Award Winning Houseclub



Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk