



# 20 Cathedral Drive, Heaton With Oxcliffe, Morecambe, LA3 3RE

A superb blank canvas, perfect for creating a truly special family home. Located in a quiet cup-de-sac, this exciting home offers buyers space inside and out, as well as excellent travel connections including the Bay Gateway. With a spacious living room, dining room, and kitchen, as well as a WC to the ground floor. Three generous bedrooms, a handy shower room to the master and a family bathroom. Gardens surround this detached home, with off road parking to the front leading to an attached garage. A secure rear garden and views across the pond can be found.

Located on a popular housing estate in the Heaton with Oxcliffe area of Morecambe, this fantastic home has a plethora of local shops, schools and eateries a short trip away. With easy access to the neighbouring city of Lancaster, and excellent access to the Bay Gateway and M6, this fantastic property is a commuters dream. Offered to the market with No Chain, this delightful property will not hang around long.







# **Layout (With Approx. Dimensions)**

#### **Ground Floor**

#### **Entrance Hall**

Entered via a UPVC double glazed door, this space has stairs leading to the first floor and a radiator. A wooden internal door leads into:

#### WC

Fitted with a two piece suite comprising a WC and a wash hand basin set in a vanity cabinet. With a UPVC double glazed frosted window and a radiator.

# Living Room 13'3" x 13'3" (4.06 x 4.05 )

A welcoming room fitted with a feature electric fireplace set in a marble effect and wooden surround. This spacious room is fitted with a UPVC double glazed window, a handy understairs storage cupboard, coving to the ceiling and a radiator. This room opens into:

## Dining Room 9'1" x 7'8" (2.77 x 2.34)

With UPVC double glazed French doors leading to the rear secure garden. With coving to the ceiling and a radiator.

# Kitchen 9'1" x 8'5" (2.78 x 2.58)

Fitted with a range of wall and base units with a complementary worktop over and a sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob with an extractor hood above and an oven below. There is also plumbing for washing machine and space for an under counter fridge. With a UPVC double glazed window to the rear, a UPVC double glazed side entrance door and a radiator.

# **First Floor Landing**

Fitted with a UPVC double glazed window, a handy built-in airing cupboard housing a water cylinder and access to a loft space.

# Bedroom One 10'11" x 10'0" (3.33 x 3.05)

A spacious room fitted with a built-in storage cupboard with

sliding mirrored doors and ample storage. With a UPVC double glazed window overlooking the large pond to the front of the property and a radiator. This room opens into:

#### **Shower Room**

Fitted with a two piece suite comprising a wash hand basin set in a bathroom cabinet and a shower cubicle with a tiled surround. With a UPVC double glazed frosted window, an extractor fan and a radiator.

# Bedroom Two 9'11" x 9'1" (3.04 x 2.77)

Fitted with a UPVC double glazed window overlooking the rear garden and a radiator.

# Bedroom Three 7'4" x 5'11" (2.25 x 1.81)

Fitted with a built-in wardrobe with shelving and a hanging rail. A second built-in storage cupboard can also be found providing this rom with ample storage. With a UPVC double glazed window overlooking the large pond area to the front of the property and a radiator.

#### **Outside**

To the front of the property, a driveway leads to an attached garage, with a laid to lawn garden and pathway extending to the side of the property. To the rear, a second laid to lawn garden can be found with planted borders, a small patio area and a large wooden garden shed, providing additional storage. With wooden secure fencing and a side gate providing access to the front.

## Garage 17'2" x 8'7" (5.25 x 2.64)

Fitted with an up and over door, light and power, this room houses a gas central heating Ideal boiler. With ample space for additional home appliances.

#### **Services**

Mains electric, mains gas, mains water and mains drainage.

## **Council Tax**

Band D - Lancaster City Council.

#### **Tenure**

Leasehold - held on a balance of 999 years from 1st September 1989. With a ground rent of £60 per annum and there are no Service Charges for this property.

#### **Viewings**

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### **Energy Performance Certificate**

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

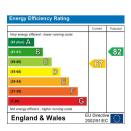














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