



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.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		82
(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		EU Directive 2002/91/EC

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