





#### 4 Dudley Street, Morecambe, LA4 5SL

Situated in the heart of Morecambe, this recently renovated two bedroom terraced house offers a fantastic proposition for first time buyers, young professionals or as a buy to let investment. The property features two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a comfortable home. As you enter, a generous reception room can be found as well as a spacious fitted kitchen, which boasts ample dining space, making it a wonderful area for family meals or gatherings with friends. To the rear of the home, an enclosed rear yard provides a wonderful space for alfresco dining and sitting out on a warm summers day. With the addition of a fantastic green space located behind the house, this provides the perfect backdrop for allowing children to run and play. With no onward chain and immaculately presented, this conveniently located home in a thriving Morecambe community may just be the one for you. With an abundance of local and national shops including two large supermarkets and a range of highly regarded primary and secondary schools as well as a range of excellent eateries such as the iconic Midland Hotel it is very well located. With access to the M6 Motorway via the Bay Gateway, and a local train station linking commuters to the West Coast Mainline, this superb home has excellent transport links providing access local and further a field.



## Ground Floor

### Porch & Hallway

**13'8" x 3'1" (4.18 x 0.94)**

An entrance porch greets you as you enter the property through the glass paned UPVC door with a small frosted window above that fills the room with light. The welcoming hallway features a high level shelf with hooks below, great for outdoor clothing and accessories. Period coving runs around the perimeter of space and hints at the age of the property.

### Living Room

**11'1" x 10'11" (3.38 x 3.34)**

A carpeted reception room sits at the front of the property, with a double glazed UPVC window to the street outside. With space for a large sofa and alcoves either side of the chimney breast, one with a built in cupboard housing the utility controls for the house, you can create a comfortable living room to relax and entertain with family and friends. A double panel radiator sits along the wall by the entrance, with a central ceiling light above.

### Kitchen Diner

**11'5" x 10'11" (3.50 x 3.34)**

A large kitchen diner featuring work surfaces on two walls with sleek white cabinetry below providing plenty of space for food preparation and storage. Appliances include a four ring Lamona induction hob with an integrated Lamona oven below. A sink and drainer sits below the single glazed window on the rear aspect that looks out to the courtyard garden. Light wood effect vinyl flooring boasts space for a family dining table beside the wall mounted radiator, with spotlights above, making a great space for hosting family and friends. Located beneath the stairs, a large and deep cupboard with shelving acts as a pantry for the kitchen along with the perfect place to store household gadgets. A internal single glazed window connects to the rear porch and provides daylight from the rear aspect.

### Utility Room

**5'9" x 5'4" (1.77 x 1.64)**

A practical rear porch forms a utility area, with plumbing and power for a washing machine and a freestanding fridge freezer, keeping appliance noise to a minimum in the rest of

the house. Dual aspect single glazed windows provide lots of natural light, with a durable vinyl floor and external door out to the rear garden.

## First Floor

### Landing

**11'1" x 5'4" (3.38 x 1.65)**

A carpeted landing connects the bedrooms and the bathroom on the first floor, with a single glazed leaded window over the stairwell providing light during the day, with a pendant light for the evenings. A deep over stair cupboard sits by the entrance to the bedrooms, providing space for linen, clothing and bulkier items to keep the home clear and clutter-free.

### Bathroom

**8'10" x 8'2" (2.71 x 2.50)**

A bright modern three piece bathroom services the property, with a double glazed window on the rear aspect with privacy film which fills the room with natural light. The suite includes a P-shaped bath, low flush toilet and pedestal sink, with a heated towel rail beside the door. A good sized room with space on the grey wood effect vinyl flooring for additional units. A useful boiler cupboard in the corner of the room provides further storage space with a built in shelf over the Baxi boiler installed in 2020.

### Bedroom 1

**14'2" x 8'3" (4.33 x 2.52)**

The well-proportioned main bedroom sits at the front of the property with ample space on the carpeted floor for a double bed, bedside tables and storage units allowing you to configure the room to meet your needs. Two built in cupboards with shelving provide further storage space, helping you keep the rest of the home clear and clutter-free. A double glazed window on the front aspect fills the room with daylight, with a central ceiling light for evening use.

### Bedroom 2

**11'6" x 6'2" (3.52 x 1.89)**

A carpeted single bedroom at the front of the house provides a versatile space, whether for use as a bedroom, home office or nursery. A long double panel radiator makes this a comfortable space, with a double glazed window on the front aspect providing natural light.

## External

### Rear Garden

A small courtyard garden at the rear of the property provides a great space to enjoy the warmer weather. With a central concrete seating area, gravel planting beds and a recently installed wooden gate out to the open green communal space and parking behind. The garden is secure and safe for small children and pets.

### Additional Information

Freehold. Council Tax Band A. Honeywell Thermostat Heating System. BT & Virgin Media fibre internet connections.













Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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