



10 Cathedral Drive, Heaton With Oxcliffe, Morecambe, Lancashire, LA3 3RE

£5000 moving cost incentive available for the buyer, payable by the vendor

A well-presented four bedroom family home, with a double garage, luscious rear garden and views across to fields from the front. Located close to Oxcliffe Road, the property has excellent transport links to Morecambe, and Heysham via the bypass. You can enjoy the natural landscapes, with country and coast all within easy reach. For those who travel for work, Lancaster and the surrounding villages are a short drive away, with the Bay Gateway providing access to the M6 motorway.

The property is perfect for a family, with a large open living and dining room forming the hub of the home, with French doors through to the conservatory, allowing the space to be opened up for summer entertaining. A large kitchen and additional breakfast room sit at the back of the house, with a dedicated utility room and downstairs WC, perfect for small children and visitors. Upstairs four bedrooms, one with ensuite, form comfortable sleeping spaces and are serviced by the updated family bathroom. You'll have no shortage of storage space, with built in wardrobes, a boarded attic, deep understair cupboard and the spacious double garage providing the perfect spots to hide away clutter and keep the clean, modern feel of the home. Externally a large block paved driveway provides plenty of off road parking to the front, with a large established garden to the rear providing a safe space for children and pets.

This house has been well maintained and tastefully decorated making it move in ready, it is just waiting for you to add your mark and create your stunning new family home!



Living Room

A large living room sits at the front of the property with a double glazed bay window to the front providing green views across Oxcliffe Road and plenty of natural light. A secondary double glazed window on the side aspect provides light to the rear of the room. There is plenty of space on the warm wood laminate floor for a large sofa and storage units so the room can be flexibly configured. A gas fireplace forms the focal point of the room, with a decorative white surround.

Dining Room

Open to the living room at the front and with French doors to the conservatory at the rear, the dining room adds to the entertaining space. There is plenty of space for a family dining table, display unit and a loveseat, so it could be used as a snug room or play area if required. A single panel radiator sits against the wall with a central ceiling light completing the room.

Understair Cupboard

A practical understair cupboard provides space for outdoor clothing and shoes with built in shelving, a carpeted floor and plenty of storage space for bulkier household items.

Kitchen

A large kitchen spans the rest of the house with white cabinetry above and below the grey marble effect laminate surface. A wide double glazed window takes in views of the rear garden with a 1.5 sink and drainer below. A four ring integrated Electrolux gas job sits above the AEG integrated oven, with under counter space for a dishwasher and floor space for a freestanding fridge freezer. The kitchen flows through an open archway into an additional dining space with a double glazed window providing natural light. A single panel radiator sits above the ceramic tiled floor, making it a great breakfast area for busy families.

Utility

The utility room sits through an internal door to the side of the kitchen, with ceramic tiled flooring tying the two spaces together. Featuring a work surface with a sink and drainer plus cabinetry and space for a washing machine below, it's a great room to keep clutter and appliance noise to a minimum in the rest of the home. A single panel radiator sits against the wall beside the external UPVC door to the side access to the rear garden and driveway. An attic hatch in the ceiling above provides additional storage space.

WC

A useful downstairs WC is access through the utility room and features a low flush toilet, sink with storage and a single panel radiator above the ceramic tiled flooring. A frosted double glazed window on the rear aspect provides natural light with a central ceiling light for in the evenings. A great addition for those with small children and for visitors.

Conservatory

A good sized conservatory sits off the dining room at the rear of the

house, with a ceramic tiles floor and tri-aspect double glazed windows. Currently used as an additional seating area, the room features a double panel radiator and plug sockets, making it a useable room all year round, with a central ceiling fan light for the warmer months. French doors leads out to the garden seating area and allow the space to be opened up for summer entertaining.

Landing

A carpeted landing connects the upstairs sleeping spaces and bathroom, with attic access hatch above. Featuring a natural wood staircase and a useful airing cupboard with built in shelving off the landing.

Bathroom

A modern three piece bathroom services the bedrooms, with white tiled walls and a newly installed herringbone effect vinyl floor. Featuring a bathtub with new glass shower screen, low flush toilet and a countertop sink with storage and a single panel radiator below. A frosted double glazed window on the rear aspect provides light during the daytime, with positionable ceiling lights for the evenings.

Bedroom 1

A spacious double bedroom with a light carpeted floor and built in wardrobes along one wall and bedside tables providing plenty of storage space. A double glazed window looks out to the fields across Oxcliffe Road, providing a great view to wake up to each day. The en-suite is accessed by an internal door at the foot of the bed.

Ensuite

A comfortable en-suite services the main bedroom with a corner shower enclosure, low flush toilet, sink with storage and single panel radiator set above the carpeted floor. A double glazed frosted window on the front aspect provides natural light, with positionable ceiling lights for the evening.

Bedroom 2

A well-proportioned double bedroom benefits from a double glazed window on the front aspect. There is ample space on the carpeted floor for a double bed, bedside tables, wardrobes and dressing table, so there's plenty of room to configure it to fit your needs.

Bedroom 3

A carpeted double bedroom at the back of the house features a double glazed window overlooking the rear garden, with a single panel radiator below. Housing a double bed, wardrobes, shelving units and a dressing table, there's no shortage of space to create your perfect bedroom setup.

Bedroom 4

A versatile carpeted bedroom, currently housing a single bed and wardrobes, that would make an equally good home office space, nursery or hobby room depending on your needs. A double glazed window on the rear aspect provides natural light and views over the garden.

Attic

A boarded attic space sits above the house, accessed by a drop down hatch above the main landing, providing valuable storage space to keep the clean, modern feel in the rest of the home.

Garage

A large integrated double garage sits to the side of the property, with two up and over doors from the front driveway, and a side access door from the garden. The garage houses the Vaillant boiler installed in recent years, with shelving space and two ceiling lights above. A large space currently used for storage, it would fit two vehicles, make a brilliant workshop or potentially be converted to expand the internal living space of the property.

Rear Garden

A well-proportioned rear garden featured a block paved patio seating area directly behind the house, with access from the conservatory and the side of the kitchen. A large lawned area is bordered by mature bushes and fencing, providing a private and safe space for those with children and pets. There is an outside tap at the rear of the property and side access to the front driveway.

Exterior

The front of the house boasts a two car driveway leading up to the double garage. Kerb appeal is provided by a well-maintained front garden featuring circular planting beds surrounded by a shale bed, ideal for potted plants.

Additional Information

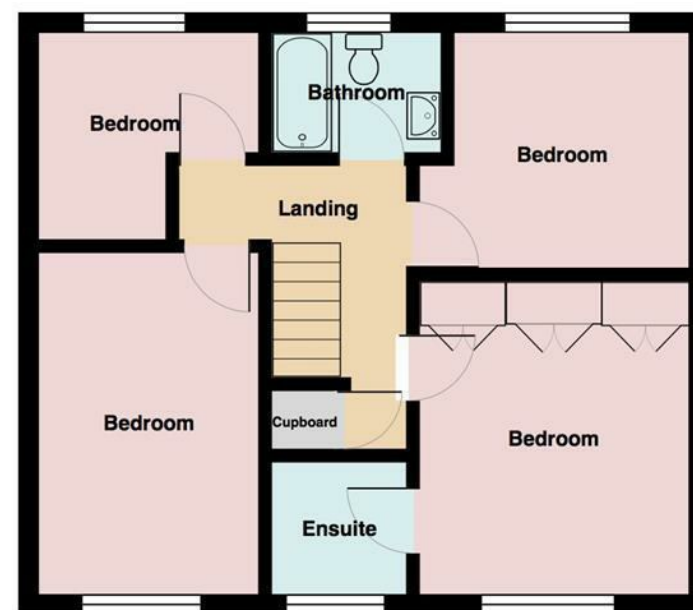
Council Tax Band E.

Moving incentive

The vendor has offered to cover the buyers moving costs up to £5000, payable upon completion of a satisfactory sale. These include solicitor fees and other associated costs though are not applicable in the event the sale fails to progress to completion.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(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		

80

65

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