



47
MORECAMBE
ROAD

47 Morecambe Road, Morecambe, Lancashire, LA3 3AA

Offering an abundance of versatile living space and occupying a generously sized plot on the sought after Morecambe Road, is this extended, five bedroom detached family home with a one bedroom annexe. The property is move-in ready, catering to a diverse range of potential buyers, from smaller families seeking ample reception areas to larger multi-generational families in need of separate living accommodations and space to work from home. Internally, the impressive residence features a welcoming entrance hall, a spacious lounge with internal doors leading to a formal dining room, a cosy yet spacious rear sitting room with a log burner, a sociable kitchen breakfast room, a double bedroom/playroom, a stylish three-piece shower room suite, and a utility that can also function as the kitchen for the desirable annexe. The annexe can also be accessed from a side entrance door, with stairs leading to a double bedroom with an ensuite shower room and a spacious living room. On the first floor of the main house, you'll find a sizeable master bedroom with patio doors leading to a potential balcony, a second double bedroom, two single bedrooms, and another contemporary family bathroom. Externally, the property boasts a large plot set back from the road with the front offering a lengthy driveway for off-road parking, that extends down the side for additional parking, suitable for a motorhome or caravan. The rear features a private South West facing garden with a relaxing patio seating area, a generously sized lawn, and well-stocked flower beds. The situation of the property will appeal to many and lies within easy reach of a variety of nearby amenities. Ranging from local shops, to eateries, public houses & supermarkets, the coastal town of Morecambe also provides beautiful seaside walks and is ideal for commuters thanks to the Bay Gateway bypass enabling easy access onto the M6 and Lancaster City centre.



Ground Floor

Entrance Hall

Wide and welcoming entrance hall with laminate flooring, radiator and ceiling lights.

Lounge

Inviting lounge with a feature fireplace and log burning stove, internal doors opening up into the dining room, window to front aspect, radiator and wall lights.

Dining Room

Formal dining area with patio doors leading out to the side, large roof light window providing plenty of light, laminate flooring, radiator and ceiling lights.

Sitting Room

Spacious yet cosy rear sitting room, with a log burning stove, large windows overlooking the rear garden, patio doors leading out to the rear patio, laminate flooring, radiators and ceiling lights.

Shower Room

Contemporary three piece suite comprising of a tiled shower cubicle, a low flush WC and vanity unit with wash hand basin. Tiled floors and walls, towel radiator and ceiling lights.

Kitchen Breakfast Room

Sociable kitchen with a range of base and wall mounted units, Esse range cooker plus four ring electric hob, plumbing for a dishwasher, space for a fridge freezer, sink and drainer unit. Also with a window to rear aspect and ceiling lights.

Utility

Currently used as a utility for the main house, however this room could also become the kitchen for the annexe if required. With a range of base and wall mounted units, plumbing for washing machine, gas central heating boiler, sink and drainer unit. Also with a window to rear aspect and ceiling light.

WC

Low flush WC and ceiling light.

Annexe

Entrance Hall

Side entrance door which can be used as a private entrance. Leads into a small hallway where the WC and Utility

(potential kitchen) are located, with stairs then leading up to accommodation.

Living Room

With windows to the rear overlooking the garden, radiator and ceiling light.

Bedroom

Double bedroom with a window to side aspect, built in cupboard, feature stain glass window, radiator and ceiling light.

Ensuite

Modern three piece suite with a corner shower cubicle, a low flush WC and vanity unit with wash hand basin. Tiled floors and walls, towel radiator and ceiling lights.

First Floor

Bedroom One

Large double bedroom with patio doors leading out to a potential balcony area, South West facing so the evening sun could be enjoyed at its most. Also with a radiator and ceiling light.

Bedroom Two

Double bedroom with a window to front aspect, radiator and ceiling light.

Bedroom Three

Large single bedroom with a window to front aspect, radiator and ceiling light.

Bedroom Four

Single bedroom with a window to rear aspect, radiator and ceiling light.

Bathroom

Contemporary three piece suite with panel bath and shower over, low flush WC and vanity unit with wash hand basin above. Also with built in storage cupboards, towel radiator, tiled floors and walls and ceiling lights.

External

Property occupies a large plot which is neatly set back from the road. With a lengthy driveway to the front providing off road parking for several vehicles, this also extends down the side of the property that provides even more parking, ideal for a motorhome or caravan. To the rear is a private South West

facing garden, with a relaxing patio searing area, a generously sized lawn and plenty of well stocked flower beds.

Garage

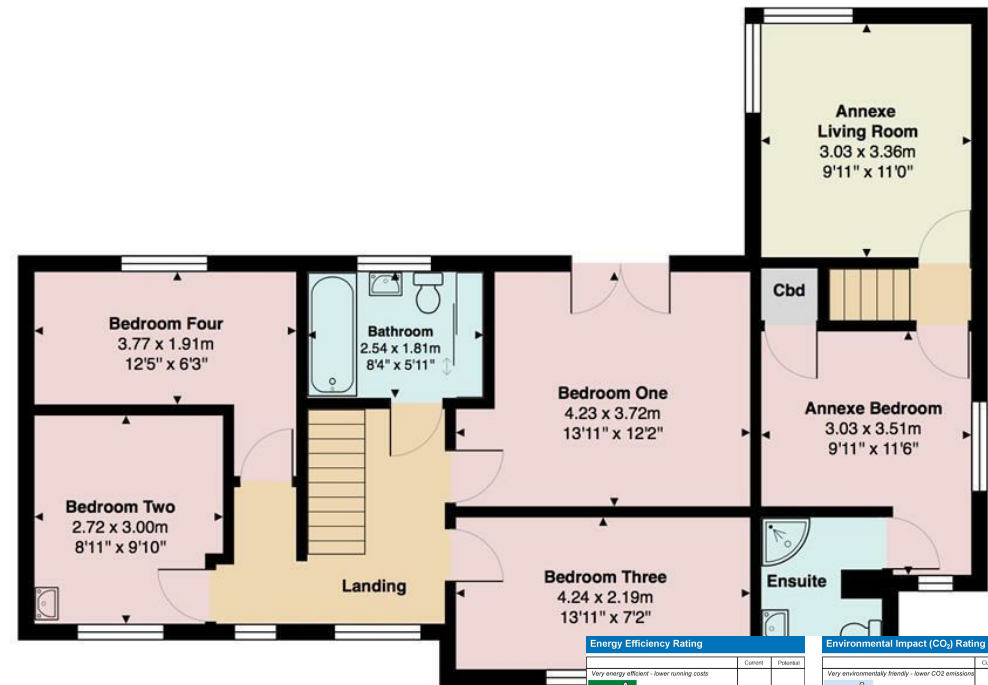
Integral garage with an electric up and over door, windows to side aspects, power and lighting.

Council Tax

Band E







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	75	A	A
61-63	69-71	B	B
55-60	63-68	C	C
49-54	57-62	D	D
43-48	51-56	E	E
37-42	45-50	F	F
31-36	39-44	G	G

Most energy efficient - lower running costs
Most environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales
 EU Directive 2002/91/EC

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