



46a Woodhill Lane, Morecambe, LA4 4NN

A fantastic three bedroom semi-detached house located a short walk from Morecambe Cricket Club. The property boasts an impressive amount of external space, with a long driveway to a secure garage at the rear of the house. Internally two large reception rooms make it the perfect property for entertaining family and friends.

Located in the centre of Morecambe, there is access to the train station, and the Bay gateway for commuting. Local amenities include Aldi and Sainsbury supermarkets a short drive away, and the promenade with its local shops and entertainment venues including the Platform, means you'll never be short of things to do.



Key Features and Location

A bright and spacious three bedroom semi detached house in Morecambe. Located a short walk from Morecambe Cricket Club, with great transport links and access to the Promenade and nearby supermarkets, making it a great base for a busy family. The property boasts large double glazed bay windows to the front, and a long driveway to a secure garage at the rear.

Kitchen

13'11" x 6'9" (4.25 x 2.07)

The kitchen sits at the back of the house and is filled with light from three double glazed windows on two aspects. There is ample work surfaces with an L shaped kitchen worktop and a small breakfast bar situated in the windowed alcove looking out onto the back garden. The kitchen features a double sink with drainer, induction hob and oven, washing machine and a serviced Vaillant boiler. There is a UPVC rear external door leading to the paved garden.

Reception 2

14'0" x 11'6" (4.28 x 3.51)

A spacious reception room at the centre of the home, perfect for a dining area or a secondary entertaining space. With a large double glazed window, double radiator and a wood burner on a stone hearth, this is a versatile space that will be warm and welcoming all year round. There is laminate flooring throughout and access to a useful under stairs storage cupboard, the ideal space for household appliances and hanging space for outdoor clothing.

Hallway

7'4" x 4'0" (2.24 x 1.22)

Accessed by the external door on the side of the property, the hallway has laminate flooring, with access to the two reception rooms and the carpeted stairway leading up to the first floor. There is a small frosted double glazed window beside the door, with an overhead ceiling light, making the space feel bright.

Reception 1

13'11" x (4.26 x)

A bright and airy reception room at the front of the property with laminate flooring. Boasting a large bay window out to the

front garden it feels light and spacious. There is a wall mounted gas fireplace and a double radiator to keep the room warm and inviting in the winter months.

Stairs

Carpeted stairs with metal hand rail leading to the upstairs landing where it splits between the main bedroom and the remaining rooms on that floor.

Bedroom 1

13'10" x 8'6" (4.24 x 2.61)

A large double bedroom situated at the front of the property with a large double glazed bay window allowing in plenty of natural light. A picture rail runs around the perimeter of the room, with a carpeted floor and double radiator making for a welcoming sleeping space.

Bedroom 2

11'10" x 9'5" (3.61 x 2.89)

A second bedroom situated at the top of the stairs, with a double glazed window out onto the side of the property. The room is carpeted, with a small desk created over the sloping ceiling of the stairs below and a deep alcove which would be ideal for storage.

Bedroom 3

9'10" x 8'9" (3.01 x 2.68)

Located at the back of the property, the large double glazed window looks out onto the rear garden and garage. There is a picture rail around the room, carpeted floors and sockets, it would make a great kids room or home office space.

WC

A separate WC room located next to the main bathroom, with tiled walls, a small frosted double glazed window and vinyl flooring.

Bathroom

A bath with overhead shower is located next to a floating sink unit. The walls are tiled, with vinyl flooring, a small double radiator beneath a towel rail and a frosted double glazed window that fills the room with light.

External

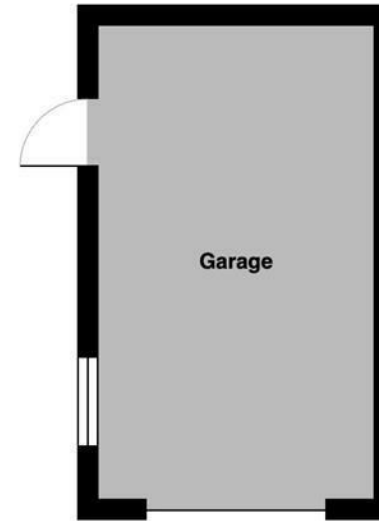
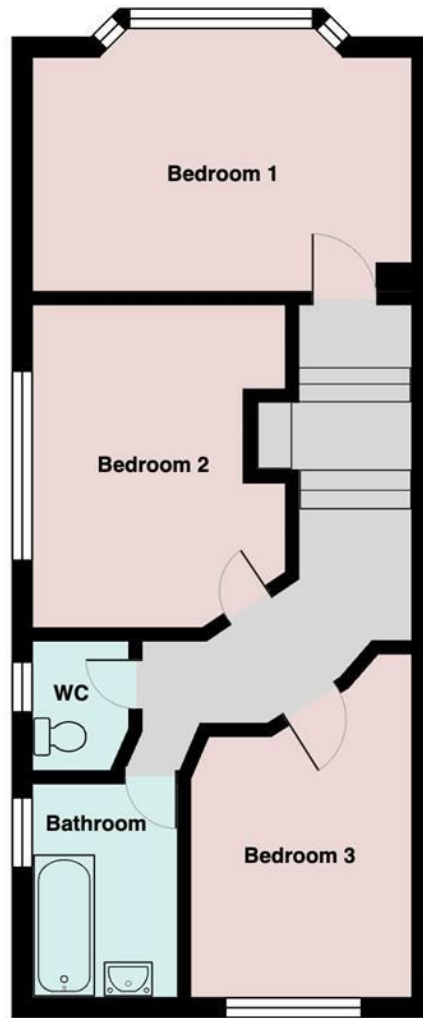
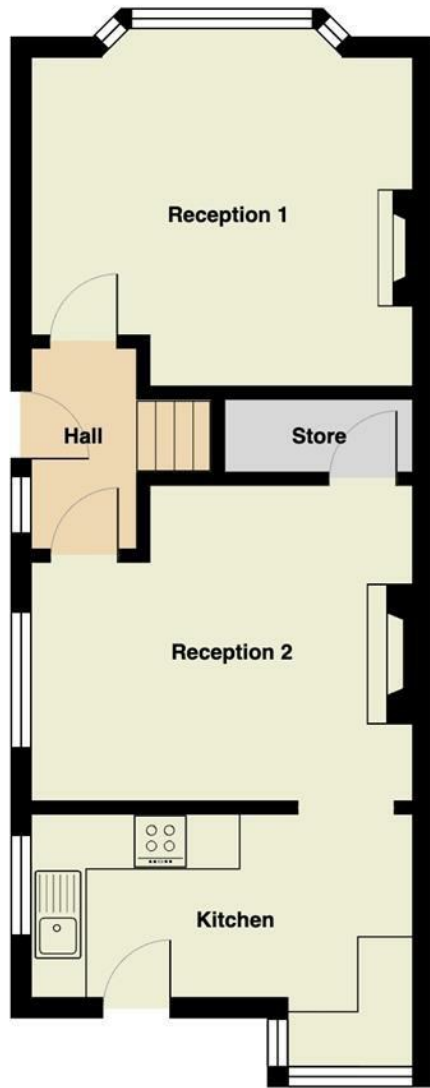
The property has a large driveway to the side which leads to

the garage at the rear. The garage has an electric, remote-controlled roller door and a bollard for extra security when storing vehicles. There is ample off-road parking for three vehicles on the driveway.

There is a large paved patio area running from the back door to the rear of the garage, with plenty of room for outdoor seating, a great space for summer entertaining.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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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