



4 Kenilworth Road, Morecambe, LA3 3LW

Situated in the popular area of Westgate, this sizeable family home is certain to excite many. A beautiful blank canvas, offering purchases four superb bedrooms, two reception rooms, a detached garage, off road parking for approximately three cars and huge amounts of potential.

With a plethora of local shops including a supermarket, convince shops as well as a local public house and eateries within walking distance, this property is certainly well connected. With well regarded primary and secondary schools close by, this home caters for the whole family, with the Bay Gateway a 5 minute driveway, commuters can be on the M6 motorway in approximately 15 minutes.



Layout (With Approx. Dimensions)

Ground Floor

Entrance Porch

Entered via a wooden double glazed door with matching side windows, this area houses the meter covers and has a tiled flooring. A wooden glazed door with matching side windows, leads into:

Entrance Hall

With two useful built in cupboards, providing excellent storage areas. With stairs leading to the first floor, coving into the ceiling and radiator.

Living Room

16'4" x 12'1" (5.00 x 3.685)

A bright and spacious room, fitted with a feature fireplace with a wooden surround and tiled hearth. With a UPVC double glazed bay window, coving into the ceiling and a radiator.

Wet Room

Installed approximately 2 years ago, this room is fitted with a two piece suite consisting of a wash hand basin and a large shower area, perfect for those with restricted mobility. With PVC panelling to the walls, a UPVC double glazed window and a heated towel rail.

WC

Fitted with a WC and a UPVC double glazed window, with tiled walls and flooring.

Kitchen

10'5" x 9'8" (3.19 x 2.97)

Fitted with a Howdens kitchen, installed approximately six years ago, with a range of wall and bass units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob with extractor above, stainless steel splashback and oven below. With space for a freestanding fridge freezer, with plumbing for washing machine and a dishwasher. This room is also fitted with a Vaillant gas central heating boiler, two UPVC double glazed windows and a UPVC rear door leading out to the garden. This room opens into:

Dining Room

10'6" x 6'11" (3.21 x 2.11)

Fitted with a UPVC double glazed window overlooking the rear garden. With coving into the ceiling and a radiator.

Bedroom Two

13'6" x 9'11" (4.13 x 3.04)

A spacious, light and bright room fitted with a UPVC double glazed window overlooking the rear garden. With coving to the ceiling and a radiator.

Bedroom Three

10'6" x 8'9" (3.21 x 2.68)

A generous room, fitted with a UPVC double glazed window overlooking the front garden. With coving into the ceiling and the radiator.

First Floor Landing

A bright and spacious area fitted with a wooden double glazed window and access to a small loft space.

Bedroom One

14'4" x 11'11" (4.38 x 3.64)

The largest of the four bedrooms, this spacious room is fitted with a UPVC double glazed window, with coving into the ceiling and a radiator. A wooden door provides access to a large and spacious eaves storage area which spans the entirety of the width of the property. With relevant planning permission, this excellent space with the addition of a Dorma, could provide the property with a second bathroom/shower room, which could be accessed from the landing area.

Bedroom Four

9'10" x 8'10" (3.02 x 2.71)

Fitted with a UPVC double glazed window and a radiator, with a wooden door providing access to an additional eaves storage area which runs halfway across the width of the property.

Outside

To the front of the property, a block paved driveway can be found, providing off-road parking for approximately three cars, which leads to a detached garage. A low maintenance garden can also be found, with stone chip pathways and planted borders. To the rear, a spacious garden can be found with

mature shrubs including rose bushes and an apple tree. A flagged paved patio area provides the perfect place to sit put and relax, with wooden fencing adding to its privacy.

Detached Garage

19'3" x 8'10"- (5.87 x 2.7-)

With an up and over door, a UPVC double glazed window, light and power.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band C – Lancaster City Council.

Tenure

Freehold.

Viewings

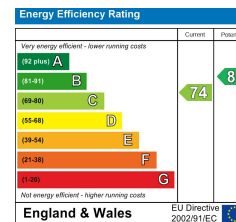
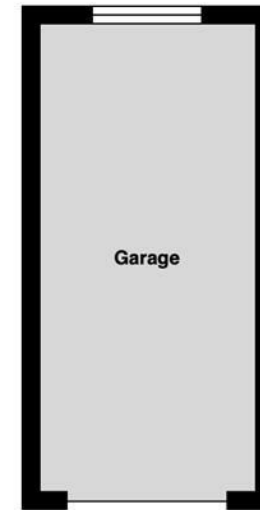
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