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## 5 Kendal Drive, Morecambe, LA4 6NE

A fantastic three bedroom bungalow located in the Torrisholme area of Morecambe. Ideal for families and commuters, the house boasts excellent transport links to Morecambe, Lancaster and the motorway, making it the perfect hub for busy family life.

Internally there are two well-proportioned reception rooms, ideal for entertaining family and friends, with an impressive kitchen space full of storage and integrated appliances. Two bedrooms are located on the ground floor, serviced by a central bathroom, with an additional room on the first floor of the property boasting it's own ensuite. The property has been recently updated with new carpets, decoration and external fixtures. It is ready to move in and would make a brilliant family home, or future proof home for young professionals.



## Location

Located in the Torrisholme area of Morecambe, the property boasts excellent transport links with the nearby Bay Gateway providing easy access to the motorway, great for commuting. You are within easy reach of local amenities, with restaurants, supermarkets and eateries all within walking distance, and Hall Park close by so great for families.

## Porch

**4'2" x 2'3" (1.28 x 0.7)**

Located to the side of the property is a bright entrance porch with tiled flooring, an overhead pendant ceiling light, external UPVC door, and internal glass-paned wooden door through to the main hallway.

## Hallway

**12'7" x 4'1" (3.86 x 1.25)**

The main hallway connects the two reception rooms with the ground floor bedrooms and bathroom. Newly carpeted, with two ceiling lights, there is access to a useful understairs storage cupboard with shelving, perfect for storing outdoor clothing and household gadgets.

## Reception 1

**14'9" x 11'11" (4.5 x 3.65)**

A bright spacious living room located at the front of the property with a double glazed, square bay window and double panel radiator beneath. A gas fireplace is located on the exterior wall with natural stone hearth and recesses for displaying ornaments or housing entertainment equipment. The room is carpeted with a double radiator, pendant ceiling light, sockets and TV point so you can tailor the layout to your taste.

## Reception 2

**15'0" x 8'11" (4.58 x 2.74)**

A newly carpeted reception room located beside the kitchen, with a square, double glazed bay window filling the room with natural light. It would make a great dining room, with ample floor area for a table with pendant ceiling light overhead. The stairs to the first floor are located in the corner, with internal doors each end of the room leading to the kitchen and hallway.

## Kitchen

**14'1" x 9'7" (4.31 x 2.93)**

A family kitchen is located at the rear of the property, with a large double glazed window onto the back garden making a

bright and practical space. The room features a four ring gas hob, double oven and double sink and drainer, with an integrated fridge and dishwasher and utility points for other appliances. There are work surfaces with over and under counter cabinetry on two sides, a secondary work surface beside the entrance and a great breakfast bar seating area, perfect for busy mornings getting the family ready. The boiler is housed in a cupboard in the corner and an external UPVC door leads to the garden.

## Bedroom 2

**13'9" x 11'1" (4.2 x 3.4)**

A double bedroom located on the ground floor, with a large double glazed window looking out into the front garden and filling the room with natural light. There are built in storage cupboards beside and over the bed space, with bedside drawer units, providing plenty of room for clothes storage. A long double panel radiator sits below the window, with a ceiling light and carpeted floor completing the welcoming sleeping space.

## Bedroom 3

**13'9" x 8'1" (4.21 x 2.47)**

A well-proportioned double bedroom or third reception room located on the ground floor with a glass paned internal door from the hallway and double glass doors leading out onto the rear garden. A double panel radiator sits against the wall with an overhead ceiling light and TV aerial point.

## Bathroom

**8'2" x 5'6" (2.49 x 1.7)**

The family bathroom features laminate flooring, with wall tiles to the ceiling and a frosted double glazed window onto the rear garden. The suite includes a bath with overhead shower, low flush toilet, pedestal sink and a double panel radiator beneath the towel rail.

## Stairs

Carpeted stairs with overhead pendant light, accessed from the reception room at the front of the property. The stairs lead up to the top floor bedroom, with a glass dividing wall and door at the top of the staircase.

## Bedroom 1

**14'6" x 11'1" (4.42 x 3.39)**

A carpeted double bedroom, large enough for a kingsize bed with overhead Velux window and decorative beam. Deep built-in storage cupboards provide plenty of storage to keep the

room clear and clutter-free. A double panel radiator sits above the carpeted floor with an internal window into the stairwell, and an internal wooden door leading through to ensuite.

## Ensuite

**8'7" x 6'11" (2.63 x 2.11)**

Located beside the bedroom at the top of the property with a Velux window, panelled ceiling, low flush toilet, pedestal sink and single shower. A large storage cupboard runs beside the shower and into the eaves of house, with access to hot water tank.

## Garage

**23'1" 10'0" (7.04 3.05)**

A detached garage sits at the end of the driveway with two windows to the rear and side providing natural light. An up and over door provides access, with water and electricity supplies meaning you can tailor it to your needs, whether as a workshop, utility area or for vehicle storage. There is additional storage in the rafters.

## Exterior

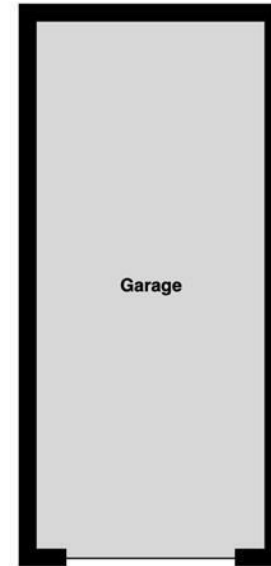
The property has a private rear garden, with a central lawn and paved patio beside the house, bordered by mature trees and shrubs. Featuring a shed and greenhouse beside the detached garage, there is space for storing gardening equipment and outdoor toys. There is side access to the block paved driveway at the front of the property which has ample room for 3 to 4 vehicles. The exterior fascias and guttering has been updated in April 2024, adding to the kerb appeal of the property.

## Further Information

Freehold. Council Tax Band C.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(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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