



18 Langdale Road, Morecambe, LA4 5XA

A great three bedroom semi-detached property in Morecambe, within walking distance of the local primary school, shops, supermarkets and eateries. It is a short drive into the centre of Morecambe and the promenade so you can enjoy the coastline, attractions and restaurants. In the other direction you have access to Lancaster and the M6 motorway via the Bay Gateway, so you are perfectly placed for busy family life and commuting.

The house has two well-proportioned reception rooms on the ground floor, serviced by a rear kitchen and pantry, with a practical utility porch running along the side of the property and providing access to the landscaped rear garden. Upstairs, two double bedrooms benefit from built in storage with a versatile single room that with a bit of updating would make a great child's bedroom, nursery or home office. The modern bathroom has a walk in shower and sink, with a separate WC, perfect for busy households.

With some cosmetic updates this house would make a bright and welcoming home for you and your family.



Location

Situated on Langdale Road in Morecambe, you are within easy reach of two large supermarkets, the local primary school and a range of shops and food outlets. It has good transport links into Morecambe, Lancaster and to the motorway, a great hub for busy families.

Ground Floor

Hall

14'3" x 7'6" (4.35 x 2.31)

A carpeted central hallway connects the downstairs living spaces with a useful open store cupboard beneath the stairs, great for storing outdoor coats and household gadgets. There is a double panel radiator by the UPVC front door, with a double glazed window beside filling the space with natural light.

Living Room

10'10" x 10'3" (3.32 x 3.14)

A carpeted living room located at the front of the property benefits from a large double glazed bay window that fills the space with natural light. A gas fireplace forms the focal point of the room, set in a warm wood fire surround with black and red tiling. There is ample space for multiple seating and storage options, with a central ceiling light above, a great space for gathering friends and family. An open archway leads through to the rear dining room.

Dining Room

13'3" x 10'10" (4.06 x 3.32)

Open to the living space is a well-proportioned dining room with a carpeted floor and large double glazed window framing the view into the rear garden. There are alcoves either side of the chimney breast utilised for storage and a long single panel radiator mounted on the wall, with a picture rail running around the perimeter of the room.

Kitchen

7'6" x 7'5" (2.29 x 2.28)

A practical kitchen sits at the rear of the property with a double glazed window looking out of the mature rear garden. With a four ring gas hob, integrated oven and sink with drainer, plus plenty of storage with over and under counter

cabinetry, it has everything you need in a family kitchen. There is a double panel radiator as you enter, above the red brick tiled floor, with the Vaillant boiler mounted in the corner of the room. By the door to the side porch sits a well-sized pantry room with shelving and access to the gas meter hidden behind the wooden clad walls.

Side Porch

13'6" x 4'4" (4.14 x 1.34)

A useful brick built side porch is accessible from the front drive, kitchen and rear garden. With a vinyl floor and ample floor area for storage and appliances, it can be tailored to your needs. Double glazed windows at each end fill the space with light, whether used as a utility space or mud room, it is a valuable addition to the house.

First Floor

Shower Room

6'1" x 4'7" (1.86 x 1.42)

A fresh modern shower room sits off the first floor landing accessed by a sliding door, with a walk in shower, floating sink and heated towel rail. The walls are tiled to the ceiling behind the sink and shower enclosure, with a vinyl tile effect floor. Light is provided by a frosted double glazed window to the side of the property, and a ceiling light above.

WC

5'11" x 2'8" (1.81 x 0.82)

A separate WC is located at the front of the property with a small frosted double glazed window providing light. A low flush toilet sits on the vinyl tile effect flooring, with modern half tiled walls. Great for busy families.

Bedroom 1

12'7" x 10'9" (3.85 x 3.3)

Situated at the front of the property is a well-proportioned double bedroom boasting two double glazed windows on the front aspect. An alcove houses a large wardrobe, with space on the carpeted floor for a double bed, bedside tables and a dressing table beneath the window. A double panel radiator sits on the wall to complete the warm welcoming sleeping space.

Bedroom 2

13'3" x 7'10" (4.04 x 2.41)

A double bedroom located at the rear of the property with a double glazed window providing views of the greenery in the garden. There are built in wardrobes providing plenty of storage space. A single panel radiator sits above the floral carpeted floor, with a pendant ceiling light above.

Bedroom 3

9'4" x 7'8" (2.86 x 2.34)

A single bedroom sits at the back of the property, with a double glazed window onto the garden and a single panel radiator beneath. There is floor space for a wardrobe and dresser on the carpeted floor, with a central ceiling light above. Great for use as a child's bedroom, home office or nursery room once updated.

Attic

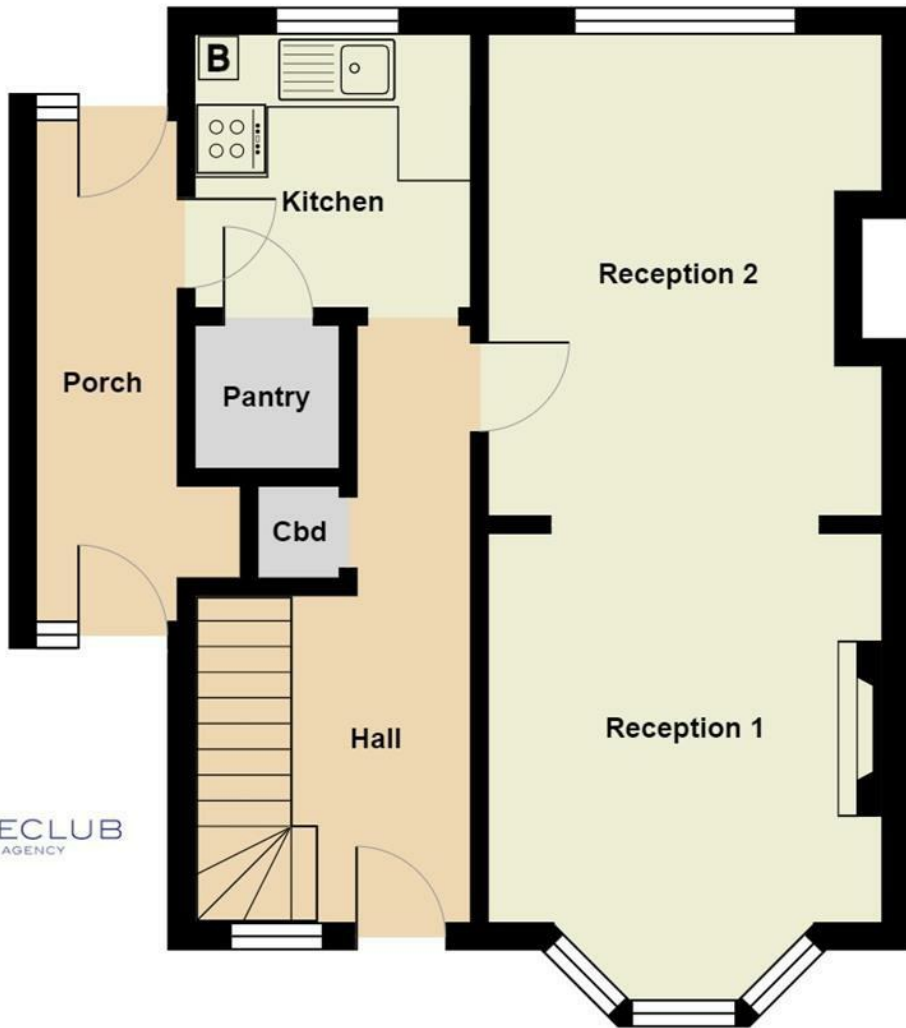
Accessed by a hatch over the main landing is the attic. Great for storage to keep the house feeling clean and clutter free.

Garden

Accessed from the side porch is a mature rear garden with stone steps and black handrails, which are available for negotiation. With established bushes and shrubs and a central lawned area it's a great space for avid gardeners. There is a paved area at the end of the garden used for compost and recycling bins.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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