



## 329 Lancaster Road, Morecambe, LA4 6RH

Located in a leafy and well connected position, this simply stunning family home is not to be missed. This light and bright, generously spacious home boasts a large beautifully presented kitchen and two warm and inviting reception rooms, perfect for entertaining the whole family. With three double bedrooms to the first floor and stylish shower room, with ample storage throughout the home. With a large south facing garden offering ample opportunity to extend this family home further, as well as ample off road parking and a secure garage.

Located in Torrisholme village, this superb home has a plethora of local shops, eateries, wine bars and supermarkets. Located near Bare Train Station this property is well connected, with the M6 Bay Gateway a short drive away and local bus service points across the road, they both provide excellent access to Lancaster and further afield. For families, this impressive home has a range of highly regarded primary and secondary schools.



## Layout (With Approx. Dimensions)

### Ground Floor

#### Entrance Vestibule

Entered via a UPVC double glazed door with decorative stained glass detailing and glass panelled surround. Fitted with a radiator and detailed wall panelling.

#### Hallway

**14'2" x 7'10" (4.32 x 2.39)**

Entered via a wooden glazed door with mottled glass and lead detailed surround. A bright and spacious hall with stairs leading to the first floor, decorative coving, wall panelling and a radiator.

#### Living Room

**17'3" x 14'5" (5.28 x 4.40)**

A beautifully spacious room, fitted with a feature electric fireplace, set in a decorative surround and matching hearth. With a UPVC double glazed large bay window, coving to the ceiling and a radiator.

#### Kitchen

**18'4" x 10'8" (5.59 x 3.27)**

Fitted with a range of wall and base units with a complementary solid worktop over and a one and a half sink unit with mixer tap and drainer. Fitted AEG appliances include a high-rise double oven, a five ring induction hob with extractor above, a dishwasher, and an Indesit integrated freezer. With plumbing for a washing machine and space for an under-counter fridge. With two UPVC double glazed windows, vinyl grained planked flooring and a radiator. There is also a useful understair pantry area, with space for a condensing dryer, storage shelving and a wooden single glazed window.

#### Rear Porch

With vinyl grained planked flooring and a UPVC double glazed door leading to the rear garden.

#### WC

Comprising a WC and a wash hand basin set in a bathroom cabinet. With a UPVC double glazed frosted window and vinyl grained planked flooring.

#### Dining Room

**17'1" x 12'0" (5.22 x 3.67)**

A beautifully spacious, fitted with a range of UPVC double glazed windows and French doors, overlooking a large private garden. Fitted with a feature electric fireplace set in a marble effect and wooden surround, with coving to the ceiling and a radiator.

#### First Floor Landing

Stairs lead from the entrance hall to the first floor landing. With a UPVC double glazed frosted window with lead detailing. With a picture rail, detailed wall panelling, access to a loft space and a radiator.

#### Bedroom One

**17'4" x 13'3" (5.30 x 4.06)**

A superbly spacious room, fitted with a large UPVC double glazed window providing an outlook over the park to the front of the property. With coving to the ceiling and a radiator.

#### Bedroom Two

**12'10" x 12'0" (3.93 x 3.67)**

A generous room, fitted with a double glazed window overlooking the large rear garden. With coving to the ceiling and a radiator.

#### Bedroom Three

**8'11" x 8'11" (2.74 x 2.72)**

The third double bedroom, this room is fitted with a UPVC double glazed window overlooking the park to the front and a radiator.

#### Shower Room

A beautifully modern room fitted with three piece suite comprising a WC and a wash handbasin set in bathroom cabinets with ample drawer storage, and a large shower with a tiled surround. Fitted with two double glazed windows showcasing ample natural light.

#### Store Room

Located at the end of the shower room there is a large store room, fitted with a gas central heating boiler installed in approximately 2021, a Velux double glazed window and laminate flooring. This provides purchasers with ample scope to extend the shower room to add a bath, or simply leave as is and enjoy having an excellent storage.

#### Outside

To the front of the property a large driveway can be found providing ample off-road parking for approximately four cars. A flag paved garden can also be found with decorative detailing and planted borders, including mature shrubs and hedges which include hydrangeas and peonies. The driveway leads to the side of the property providing access to a detached garage and to the rear, a laid to lawn south facing garden can be found with planted borders and a large paved patio area. This beautifully spacious area provides purchasers with scope to extend the property further should they wish, or simply enjoy with family and friends. With a handy wooden garden shed, there is ample storage inside and out.

#### Garage

**17'5" x 9'0" (5.32 x 2.75)**

Fitted with an up and over electric door, a single glazed frosted window, light and power.

#### Services

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

#### Council Tax

Band E - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

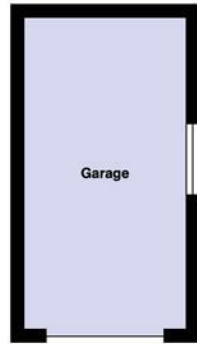
Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		58	
(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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