





### **The accommodation..**

A particularly welcoming entrance hallway greets you upon access and provides a gateway to a substantial detached family home. The ground floor boasts three double bedrooms, a vast open plan kitchen/diner, a lounge a utility room and both a bathroom and shower room on this level. To the first floor is a further double bedroom and a shower room. The finish is quite stunning, Care and attention has been taken to provide a tasteful finish and the excellent design offers spacious rooms wherever you look. Far bigger than you could reasonably expect, internal inspection is necessary to appreciate what is on offer.

### **Let's step outside..**

Purposefully designed with low maintenance in mind, the plot is primarily of a hard standing finish and affords off street parking for a large number of vehicles. There is still plenty of space for children to play without the modern day worry of extensive gardening despite the fairly sizable plot.

### **The key features..**

The kitchen will take your breath away. A glorious space with base and wall units and a central island making it the heart of the home. We love the master bedroom with ensuite and the upstairs could easily provide self contained accommodation for a teenager or an elderly relative. The family bathroom boasts a free standing bath, a low flush WC and a vanity wash hand basin and it views extremely well. A lot of the upgrading was done in and around 2022 and the meticulous nature of the refurbishment should be appreciated by the next owner.

### **The location**

Middleton offer a unique blend as the semi-rural nature merges beautifully with the accessibility provided by the Bay Gateway M6 link - Junction 34 can be reached within ten minutes as can the iconic Morecambe Bay with it's World Class sunsets. The location here remains convenient for various amenities, including the picturesque Western coastline and its charming walking trails. The nearby towns of Morecambe & Heysham, along with the city of Lancaster, provide a wealth of practical everyday amenities with a variety of excellent schooling and shops.

### **Services**

The property is serviced by gas, electricity, mains water and drainage.

### **Tenure**

Freehold - Title no LAN261439

### **Council Tax**

Band E via Lancaster City Council.

### **Viewings**

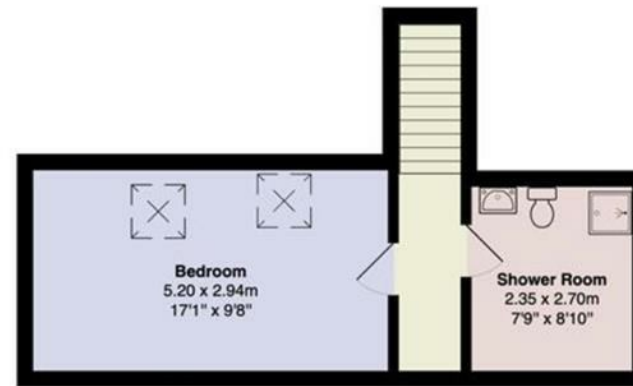
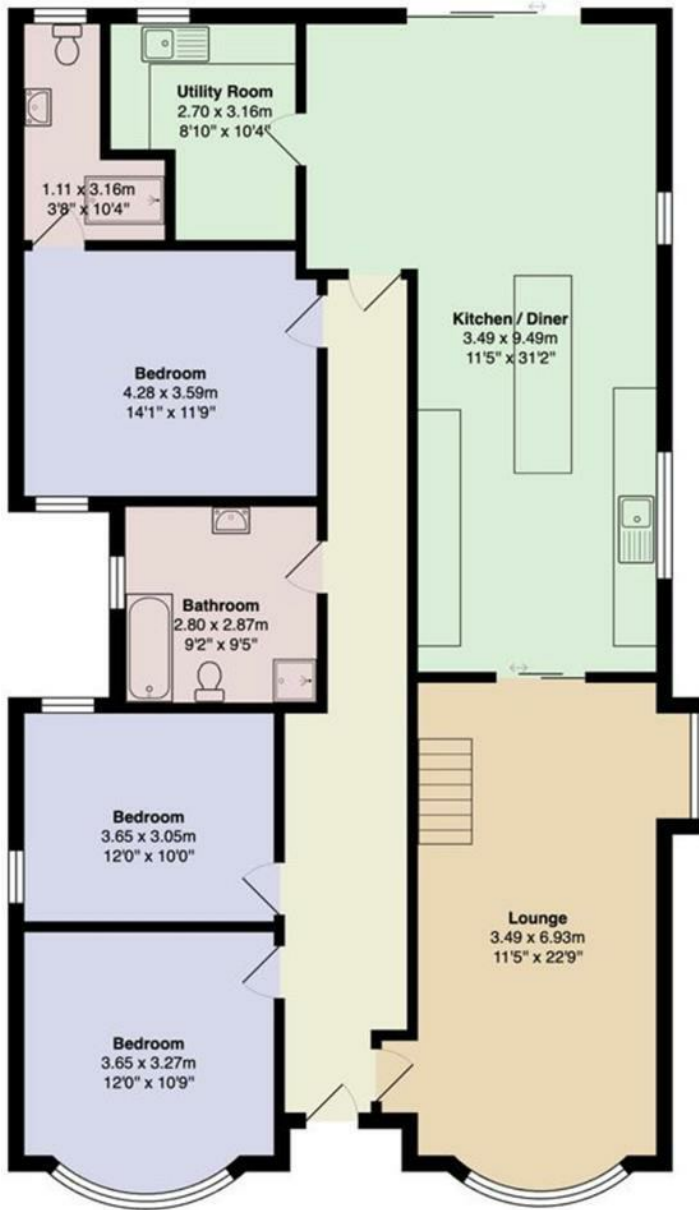
Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate**

Please ask the team for further information.







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