



1 Audenshaw Road, Morecambe, LA4 4SG

This fantastic two bedroom bungalow has been updated by the current owners to create an inviting, move in ready house. Close to amenities and transport links, you are a short walk from local supermarkets and eateries with easy access to Morecambe, Lancaster and Heysham so you can take advantage of the plethora of shops, attractions and natural landscapes nearby.

With two reception rooms, a modern kitchen diner, contemporary bathroom and two double bedrooms it has everything you need to create your stunning new home. Gather family and friends in the garden during the warmer months, or settle down in front of the wood burner in your comfortable living room during the winter, and enjoy relaxing and entertaining with your loved ones.

The property has been reroofed in the last three years, with new composite doors, double glazed windows, a new bathroom and tasteful decoration in recent years, giving it a fresh, modern feel throughout. The main bedroom in the attic space offers an expansive sleeping space, with insulated ceilings and floors keeping it warm and welcoming throughout the year.

Externally, the property boasts a substantial detached workshop garage and utility room, with power and lighting allowing you tot tailor the space to your needs. The well-presented low maintenance garden offers a private oasis to soak up the sun, with two seating areas and plenty of storage for wood and gardening equipment. The three car driveway gives you space to park cars and larger vehicles such as campervans, with excellent kerb appeal from the quiet street.

Contact us today to book a viewing on this fantastic bungalow so you don't miss out on making it your new dream home!



Porch

7'4" x 3'0" (2.26 x 0.92)

An entrance porch with dual aspect double glazed window offers a space to keep outdoor shoes to maintain the clean, modern feel of the home. With an external UPVC from the paved front driveway and an internal glass paned door through to the living room, there is space for a small storage unit to create a practical, welcoming entrance to the main home.

Living Room

15'6" x 11'11" (4.73 x 3.65)

A well-presented living room sits at the front of the property, with a large double glazed window that fills the space with natural light. A wood burner sits beneath a wooden mantle in the central fireplace and forms the focal point of the room, with ample space on the surrounding laminate floor for multiple sofas and storage units. With both wall lights and a central ceiling light, it's a bright and inviting space to host friends and family, with a double panel radiator for added comfort.

Hallway

6'5" x 4'0" (1.98 x 1.24)

A central hallway connects the main living spaces and the ground floor bedroom, with laminate flooring tying the spaces together. A built in cupboard with shuttered doors offers hanging and shelf space, perfect for outdoor clothing, household gadgets and cleaning supplies.

Kitchen Diner

12'0" x 9'10" (3.68 x 3.02)

A modern kitchen at the front of the house boasts dual aspect double glazed windows above the laminate stone effect countertop, making it a bright space for food preparation. A laminate tiled floor across the room offers space for a dining table, great for busy mealtimes. Appliances include a 4 ring gas hob with an integrated electric oven below, an integrated washing machine, integrated slimline dishwasher and composite 1.5 sink set into the counter. The Worcester boiler for the property is mounted in the corner of the room. With a separate ring main and striking tiled backsplash, it's a well-designed kitchen space to service the home. An external door leads out the driveway at the side of the property making unloading groceries easy.

Bathroom

6'3" x 5'4" (1.93 x 1.65)

The contemporary bathroom feature a three piece suite with a newly installed corner shower, low flush toilet and sink unit with storage below. With textured wall tiles and a matching vinyl floor, a large frosted double glazed window on the side aspect highlights the sleek bathroom design. A central ceiling light and heated towel rail beside the entrance completes the stylish space that is a pleasure to get ready in each day.

Dining Room

12'9" x 11'0" (3.89 x 3.37)

A second reception room to the rear of the house provides the perfect space for a dining room or additional seating area. Glass paned French doors lead out to the decked seating area of the back garden, allowing the space to be opened up in the warmer months. With laminate flooring tying it tot he rest of the home and tastefully decorated with a statement wallpaper wall, it's a versatile room that you can tailor to your lifestyle. A staircase leads up from the room into the attic bedroom, with a deep understair cupboard perfect for hiding away large household items to keep the home clear and clutter-free.

Bedroom 1

17'1" x 16'11" (5.21 x 5.16)

A spacious double bedroom sits in the converted attic space, with a staircase form the second reception room. Laminate flooring spans the room and has ample space for a double bed and multiple display and storage units. A large Velux skylight floods the space with natural light with a single panel radiator beside the sleeping space making it a comfortable and relaxing bedroom. The room features insulated plasterboard with damp proof membranes and an insulated floor keeping it warm and easy to heat in all seasons. Low level doors either side of the room offer access to the eaves storage space, with a ceiling light at the centre of the vaulted ceiling completing the large main bedroom.

Bedroom 2

10'11" x 9'2" (3.33 x 2.81)

The ground floor double bedroom sits at the rear of the house, with a double glazed window looking out into the rear garden. With laminate flooring and ample space for a double bed,

wardrobes and a dresser, it's a well-proportioned bedroom with easy access to the main bathroom. A double radiator sits against the wall with a central ceiling light completing the bright inviting space.

Garage / Utility

19'4" x 11'5" (5.90 x 3.48)

A standout feature of the property is the substantial detached workshop and utility space, which can be tailored to meet your needs. An up and over door into the main workshop garage and a side door into the utility space leads in from the side driveway. Reroofed in the last two years with anti-con sheets with UPVC guttering, its a safe dry space to store tools, equipment and vehicles. Both rooms feature power and lighting, with an abundance of sockets affording you flexibility in their use. The main workshop has two fixed workbenches, wall shelving, a 16A electrical supply, separate fuse board with circuit breakers and a double glazed window on the rear aspect, making it the perfect space for DIY enthusiasts and budding mechanics.

Rear Garden

The well-presented rear garden offers space to entertain or simply to sit back and soak up the sun during the summer months. A raised composite decking area has been installed in recent years and sits in front of the French doors from the second reception room. A shale bed fills the centre of the garden, with stepping stones leading a pathway through to the rear paved patio seating area. A useful space behind the detached garage houses a wood store and shed, with additional storage space beside the house. Fenced on all sides, it's a great space for pets and children to enjoy, with an external socket useful for gardening gadgets.

Exterior

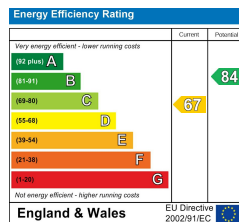
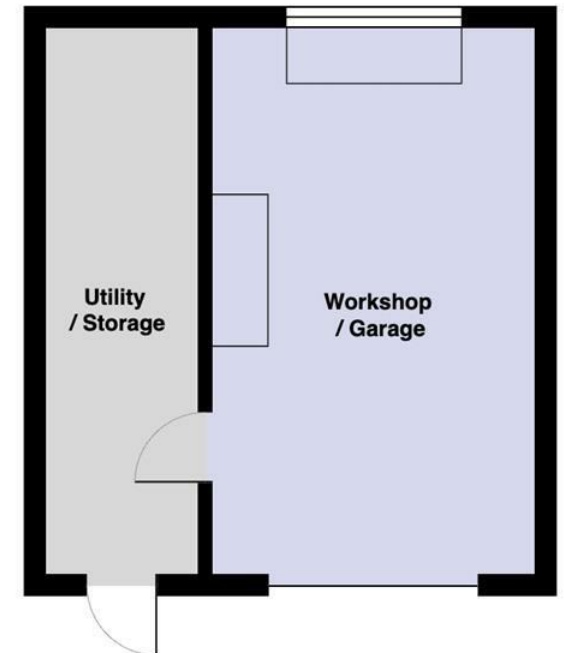
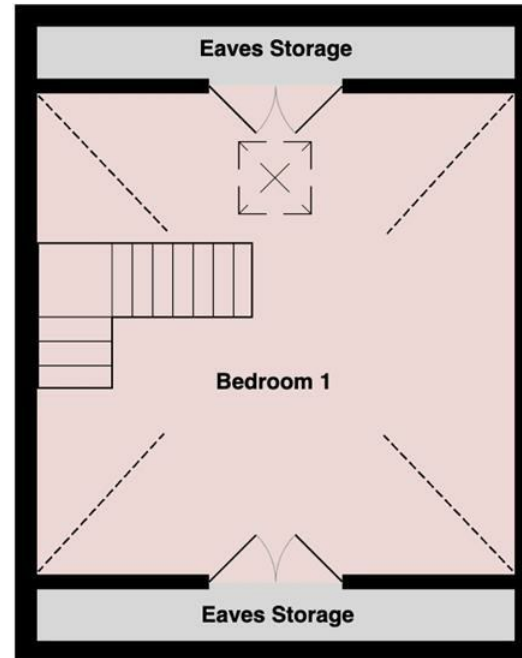
The front of the property boasts a paved driveway with space for up to three vehicles, with the driveway running down the side of the property to the detached garage. A low wall at the front of the plot separates the house from the street and adds to the kerb appeal of the property.

Additional Information

Freehold. Council tax band B.







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