



**R&B**  
ESTATE AGENTS

83 Clarendon Road, Morecambe,  
LA3 1QY

83, Clarendon Road, Morecambe

## The property at a glance 6 3 3

- Terraced Property
- Six Bedrooms
- Two Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Additional Basement Annex
- Four Bathrooms
- On Street Parking
- Freehold
- Council Tax Band: B
- EPC Rating: TBC

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01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
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**£235,000**



# Get to know the property



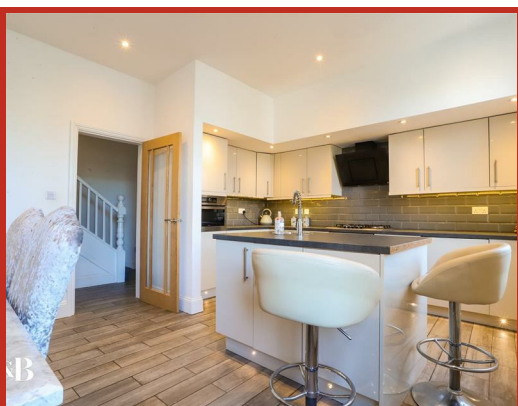
Nestled in the heart of Morecambe on Clarendon Road, this impressive mid-terrace house offers a remarkable opportunity for families or those seeking ample space, with six generously sized bedrooms and four well-appointed bathrooms. This property is designed to accommodate modern living with ease and comfort, creating a welcoming atmosphere that is perfect for family living or entertaining guests.

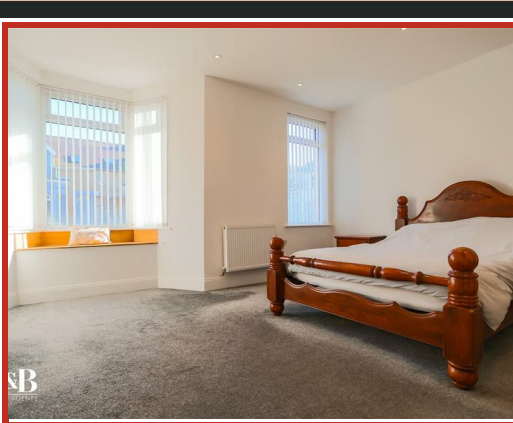
The heart of the home is undoubtedly the modern kitchen diner, which provides a perfect setting for family meals and entertaining guests. Its contemporary design is both stylish and functional, making it a delightful space for culinary creativity.

One of the standout features of this home is the versatile basement studio, which includes a reception room, a bedroom, WC and utility area. This additional space can serve as a guest suite, a home office, or even a creative studio, providing flexibility to suit your lifestyle needs.

The central location of this property means that residents can enjoy the convenience of nearby amenities, including shops, schools, and transport links, all within easy reach.

In summary, this modern mid-terrace house on Clarendon Road is a rare find in Morecambe, combining spacious living with a prime location. It is perfect for those looking for a stylish and practical home that meets the needs of contemporary family life. Do not miss the chance to make this exceptional property your own.





## Ground Floor

### Vestibule

UPVC entrance door and door to hall.

### Hall

Central heating radiator, smoke alarm, spotlights, laminate floor, stairs to first floor and lower ground floor and doors to reception room one and kitchen.

### Reception Room One

4.17m x 3.99m (13'8 x 13'1)

UPVC double glazed bay window, central heating radiator, spotlights and TV point.

### Kitchen

5.51m x 3.81m (18'1 x 12'6)

Two UPVC double glazed windows, spotlights, gloss wall and base units, laminate worktops, integrated microwave high rise unit, integrated double oven, five burner gas hob, extractor hood, stainless steel inset sink with mixer tap, integrated fridge, integrated washing machine, tiled splash back, plinth lighting, under unit lighting and tiled floor.

## Lower Ground Floor

### Inner Hall

open access to reception room two, basement room and utility room.

### Reception Room Two

3.96m x 3.78m (13' x 12'5)

UPVC double glazed bay window, central heating radiator and built in storage.

### Basement Room

4.90m x 4.37m (16'1 x 14'4)

UPVC double glazed window and central heating radiator.

### Utility Room

UPVC double glazed window, central heating radiator, wall units, laminate worktops, plumbing for washing machine, space for dryer, tiled splash back, Belfast sink, laminate floor and door to rear.

### WC

Dual flush WC, vanity wash basin with mixer tap, extractor fan and tiled elevation.

## First Floor

### Bedroom One

6.02m x 4.01m (19'9 x 13'2)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, spotlights, three storage cupboards, mezzanine storage and door to en suite.

### En Suite

Heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower with rinse head in corner enclosure, extractor fan, part tiled elevation and tiled floor.

### Bedroom Two

5.18m x 3.86m (17' x 12'8)

UPVC double glazed window, central heating radiator spotlights, three storage cupboards and door to en suite.

### En Suite

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in corner enclosure, , extractor fan, part tiled elevation and tiled floor.

## Second Floor

### Landing

Two Velux windows, central heating radiator, smoke alarm, archway and doors to four bedrooms and bathroom.

### Bedroom Three

4.01m x 3.25m (13'2 x 10'8)

UPVC double glazed bay window and central heating radiator.

### Bedroom Four

3.99m x 2.11m (13'1 x 6'11)

UPVC double gazed window, central heating radiator and storage.

### Bedroom Five

3.86m x 2.59m (12'8 x 8'6)

UPVC double gazed window, central heating radiator and storage.





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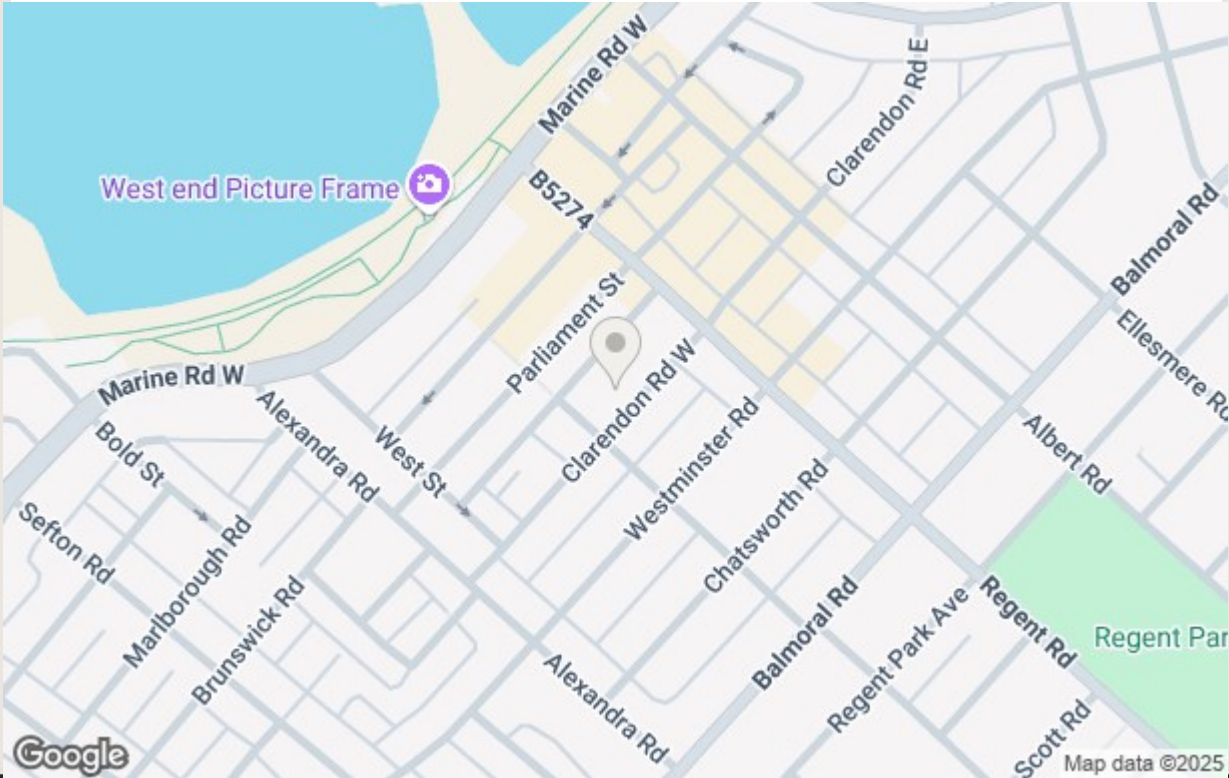
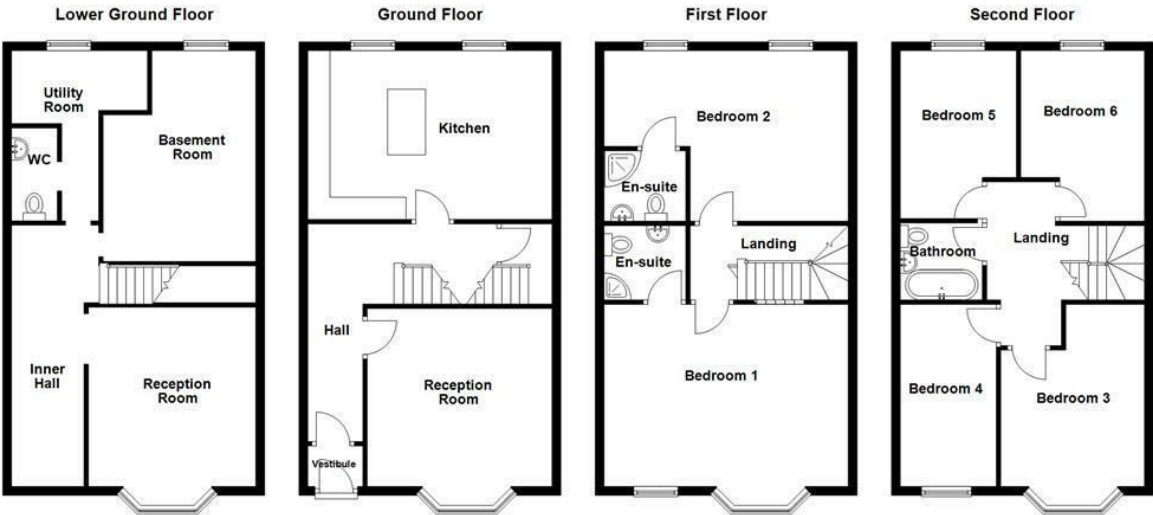
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			