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4 Parsonage Close, Heaton With Oxcliffe, Morecambe, LA3 3RH

4, Parsonage Close, Heaton With Oxcliffe, Morecambe

The property at a glance 4 3 3

- Impressive Detached Property
- Four Bedrooms, Two En-Suite
- Stylish Kitchen/ Diner
- Two Reception Rooms
- Ground Floor WC
- Family Bathroom
- Enclosed Rear Garden, Integral Garage
- Tenure: Leasehold £60 per year
- Band: D
- EPC:

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£385,000

Get to know the property

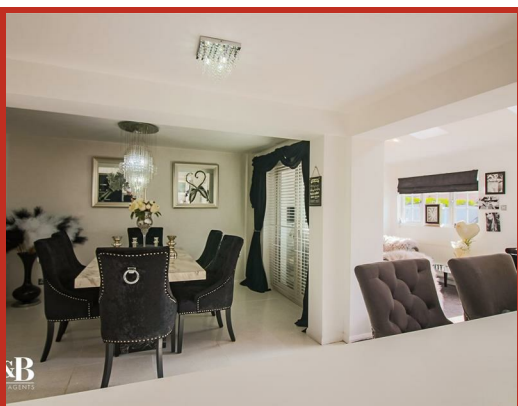


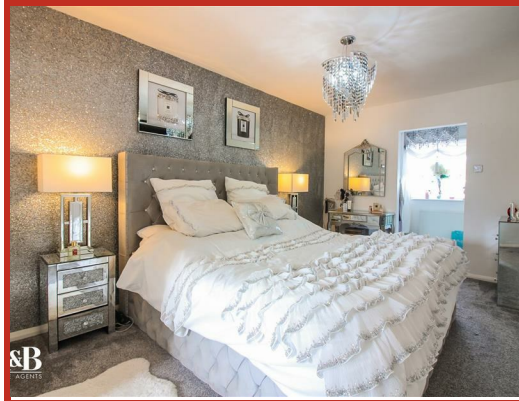
Nestled in the charming area of Parsonage Close, Heaton With Oxcliffe, Morecambe, this impressive detached house offers a perfect blend of comfort and modern living. With four well-appointed bedrooms, two of which boast en-suite bathrooms, this property is ideal for families seeking both space and privacy. The family bathroom is tastefully designed, ensuring convenience for all.

The home features two inviting reception rooms, providing ample space for relaxation and entertainment. The spacious kitchen/diner is a highlight, perfect for family gatherings and culinary adventures. The property is in excellent condition throughout, showcasing a commitment to quality and care.

For those with vehicles, the property includes parking for three cars and an integral garage, adding to the convenience of daily life. The South facing rear garden offers a delightful outdoor space for children to play or for hosting summer barbecues.

Situated conveniently for access to the M6 link road, this home is also close to local amenities and schools, making it an ideal choice for families and professionals alike. This property truly represents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location.





Entrance Hall

2.74m x 0.91m (9' x 3')

UPVC door into entrance hall, radiator, tiled flooring, doors to integral garage, WC and reception one.

Reception One

5.28m x 3.71m (17'4" x 12'2")

UPVC window, radiator, chandelier, coving ceiling rose, smoke alarm, TV point, electric living flame fire place, laminate flooring and doors to kitchen/diner.

Reception Two

4.93m x 2.87m (16'2" x 9'5")

UPVC window, two Velux windows, radiator, chandelier, TV point and UPVC double doors to rear.

Kitchen/Diner

7.75m x 3.66m (25'5" x 12')

Open plan kitchen and dining area, UPVC window, radiator, mix of high gloss wall and base units with laminate worktops, double oven in high rise unit, five ring gas hob with extractor fan, one and a half bowl sink, tiled splashback, integrated dishwasher and fridge/freezer, island with seating area, tiled flooring, spotlights, chandelier, door to storage cupboard, opening to utility room and reception two.

Utility Area

2.57m x 0.97m (8'5" x 3'2")

Wall unit, laminate worktops, tiled flooring, space for fridge/freezer and washing machine.

Integral Garage

4.39m x 2.82m (14'5" x 9'3")

Power, storage area and combi boiler.

First Floor

Landing Area

3.28m x 1.83m (10'9" x 6')

Smoke alarm, loft access, doors to bedrooms one, two, three, four and main bathroom.

Bedroom One

4.72m x 2.82m (15'6" x 9'3")

Chandelier, smoke alarm, TV point, opening to dressing area and doors to En-Suite.

Dressing Area

2.84m x 2.82m (9'4" x 9'3")

UPVC window, radiator and built in wardrobes.

En Suite One

2.82m x 2.49m (9'3" x 8'2")

UPVC window, dual flush WC, pedestal wash basin with mixer tap, freestanding bath with mixer tap, shower cubicle with direct feed rain shower with rinse head attachment, extractor fan, heated towel rail, fully tiled surround and tiled flooring.

Bedroom Two

3.66m x 2.82m (12' x 9'3")

UPVC window, radiator, light fixture, built in wardrobes, TV point, doors to en suite and bedroom four.

En Suite Two

2.79m x 1.22m (9'2" x 4')

UPVC window, dual flush WC, vanity wash basin with mixer tap, shower cubicle with direct feed rain shower with rinse head attachment, heated towel rail, spotlights, partially tiled surround and tiled flooring.

Bedroom Three

2.84m x 2.82m (9'4" x 9'3")

UPVC window, radiator, smoke alarm, ceiling rose, light fixture and built in wardrobes.

Bedroom Four

2.74m x 1.85m (9' x 6'1")

UPVC window, radiator, smoke alarm and storage cupboard.

External

Front

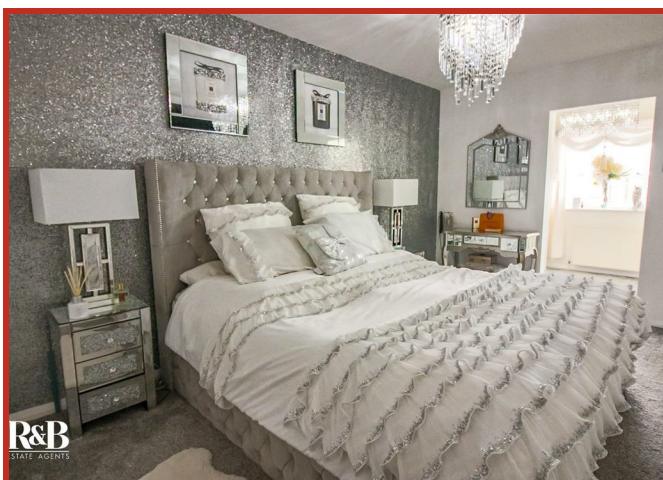
Paved area, access to rear garden and parking for 3+ cars.

Rear

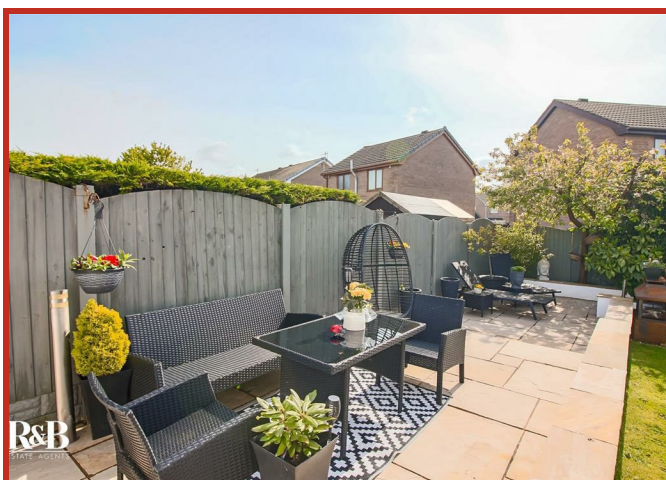
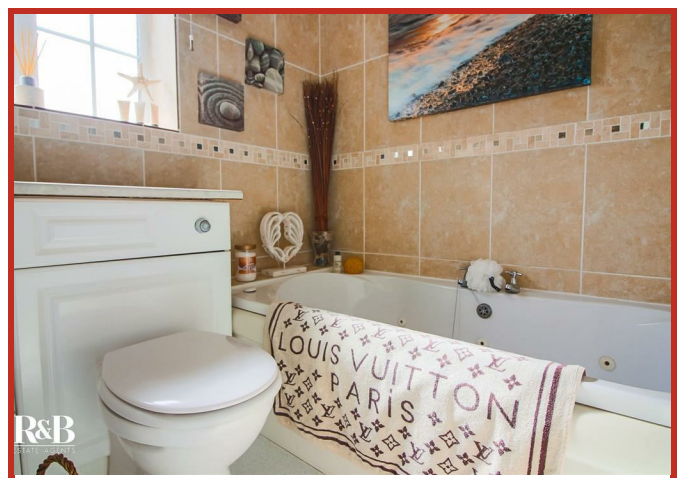
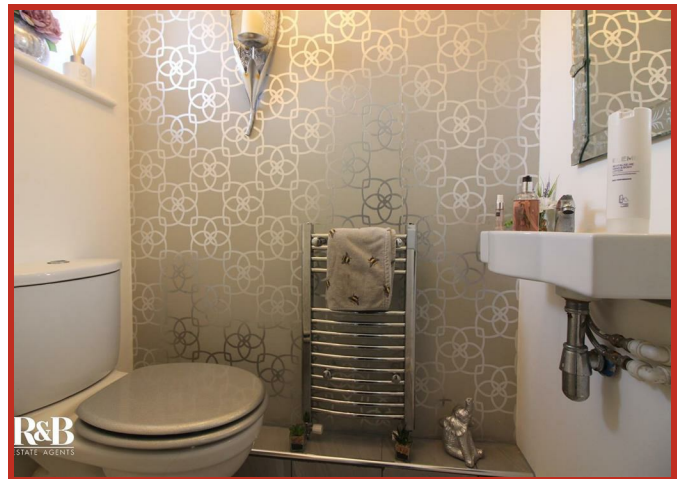
Paved area, laid to lawn, bedded area, mature shrubs, garden tap and hot tub.



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Take a nosey round



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	
77	84
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	