



38 Cathedral Drive,
Heaton With Oxcliffe,
Morecambe LA3 3RE

38, Cathedral Drive, Heaton With Oxcliffe, Morecambe

The property at a glance

4  2  2 

- Detached Property
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Enclosed Rear Garden With Summerhouse, Shed And Workshop
- Off Road Parking And Garage
- Freehold
- Council Tax Band: D
- EPC Rating:



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£300,000

Get to know the property



DETACHED FAMILY HOME

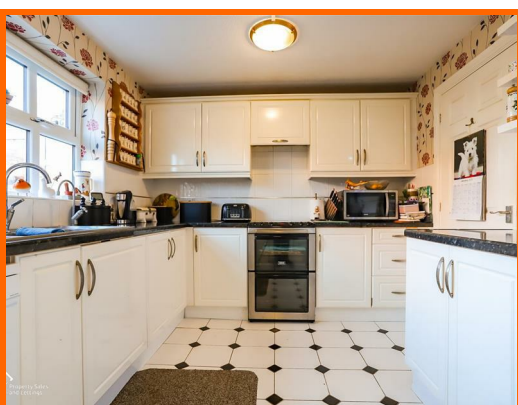
Nestled in the charming area of Heaton With Oxcliffe, Morecambe, this generously proportioned four-bedroom detached family home presents an exceptional opportunity for those seeking comfort and versatility. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining, alongside a delightful conservatory that invites natural light and offers a serene space to unwind.

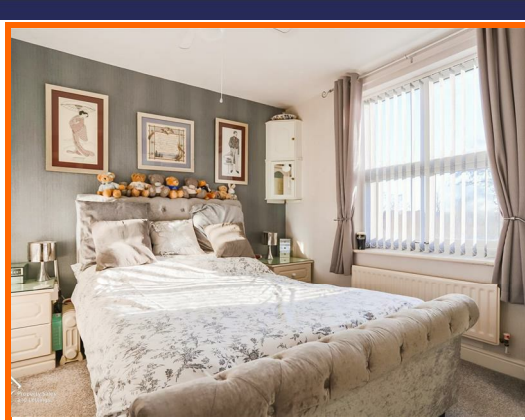
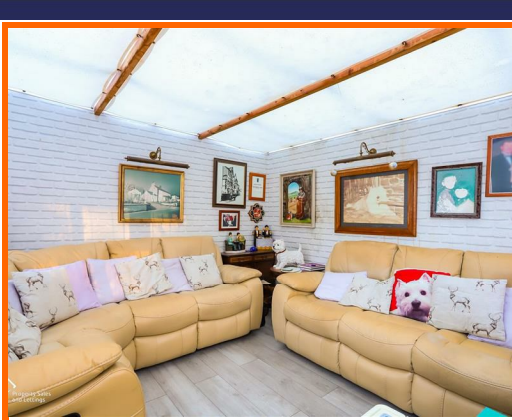
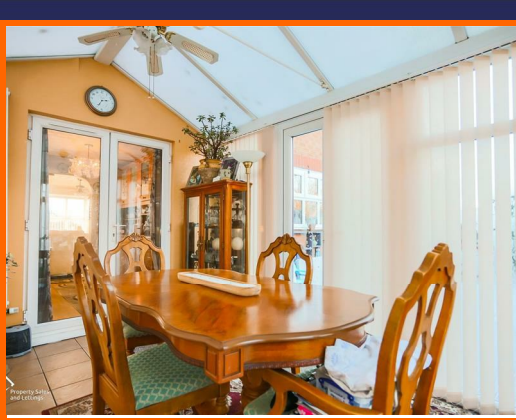
The main bedroom features an ensuite shower room, providing a private retreat for the homeowners. The additional three bedrooms are well-sized, making this home ideal for families or those who desire extra space for guests or a home office.

Step outside to discover an enclosed rear garden, a true haven for outdoor enthusiasts. This space is enhanced by a workshop, a charming summer house, and a luxurious hot tub, creating the perfect setting for summer gatherings or peaceful evenings under the stars.

For added convenience, the property includes off-road parking and an integral garage, ensuring that your vehicles are secure and easily accessible.

This delightful home on Cathedral Drive is not just a property; it is a lifestyle choice, offering a blend of comfort, space, and outdoor enjoyment in a desirable location. Whether you are looking to settle down with family or seeking a tranquil retreat, this residence is sure to meet your needs. Don't miss the chance to make this wonderful house your new home.





Ground Floor

Hall

1.32m x 1.24m (4'4 x 4'1)

UPVC double glazed frosted entrance door, central heating radiator, stairs to first floor and door to reception room one.

Reception Room One

4.09m x 4.06m (13'5 x 13'4)

UPVC double glazed box bay window, central heating radiator, ceiling fan, coving, gas fire, granite hearth and surround, decorative mantle, TV point, wood effect flooring, under stairs storage, door to kitchen and open plan archway to reception room two.

Reception Room Two

2.79m x 2.46m (9'2 x 8'1)

Central heating radiator, coving, fitted storage, wood effect flooring and UPVC double doors to conservatory.

Conservatory

3.78m x 2.54m (12'5 x 8'4)

Fully UPVC windows, pitched polycarbonate roof, ceiling fan, tiled flooring and UPVC double glazed French doors to rear.

Kitchen

3.53m x 2.79m (11'7 x 9'2)

UPVC double glazed window, panel wall and base units, laminate worktops, space for freestanding cooker, extractor hood, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for dishwasher, space for fridge, tiled floor and door to utility room.

Utility Room

1.60m x 1.55m (5'3 x 5'1)

Central heating radiator, wall and base units, laminate worktops, plumbing for washing machine, tiled flooring, door to WC and UPVC double glazed frosted door to side.

W C

1.55m x 1.09m (5'1 x 3'7)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap and wood effect flooring.

First Floor

Landing

Loft access, smoke alarm over stairs storage and doors to four bedrooms and shower room.

Bedroom One

3.40m x 3.05m (11'2 x 10')

UPVC double glazed window, central heating radiator, ceiling fan, fitted wardrobes and door to en suite.

En Suite

1.88m x 1.57m (6'2 x 5'2)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, shaving point, tiled elevation and tiled flooring.

Bedroom Two

4.04m x 2.64m (13'3 x 8'8)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

2.95m x 2.82m (9'8 x 9'3)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

2.87m x 2.67m (9'5 x 8'9)

UPVC double glazed window and central heating radiator.

Shower Room

2.06m x 1.91m (6'9 x 6'3)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, electric heater, shaving point, tiled elevation and tiled floor.

External

Front

Laid to lawn garden, bedding areas, paved drive leading to garage.

Garage

5.16m x 2.62m (16'11 x 8'7)

Up and over door.

Rear

Decking, laid to lawn garden, summer house, shed and worksop.

Summer House

3.18m x 3.18m (10'5 x 10'5)

UPVC double glazed entrance door, two UPVC double glazed windows and wood effect flooring.

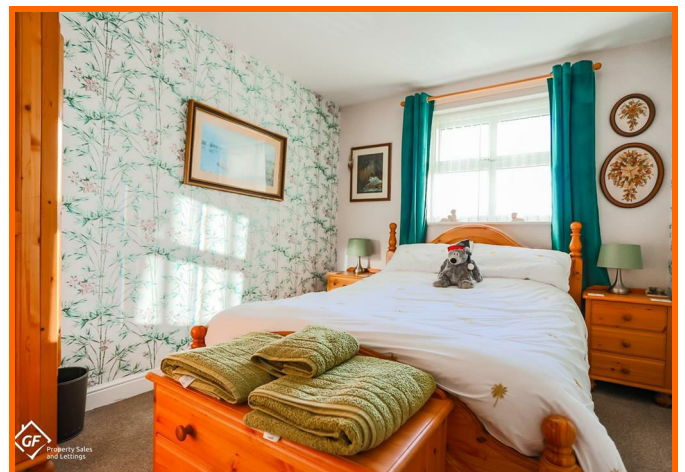
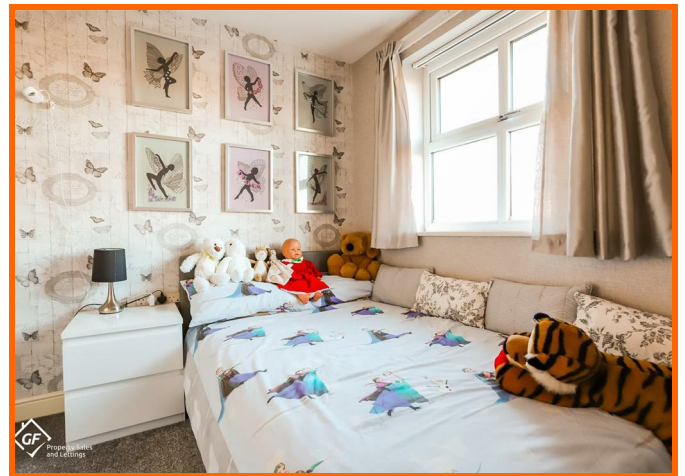
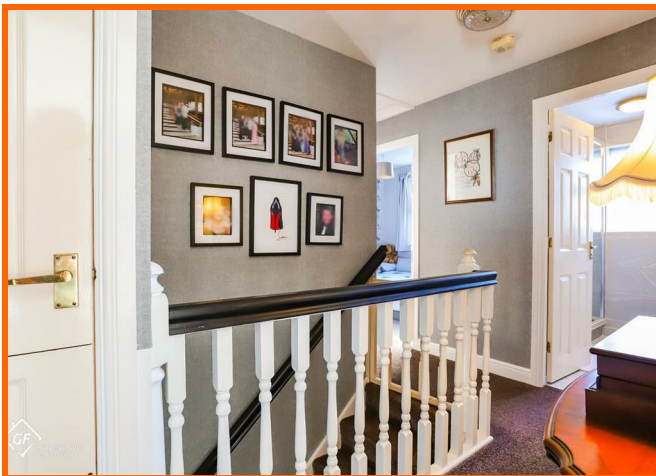
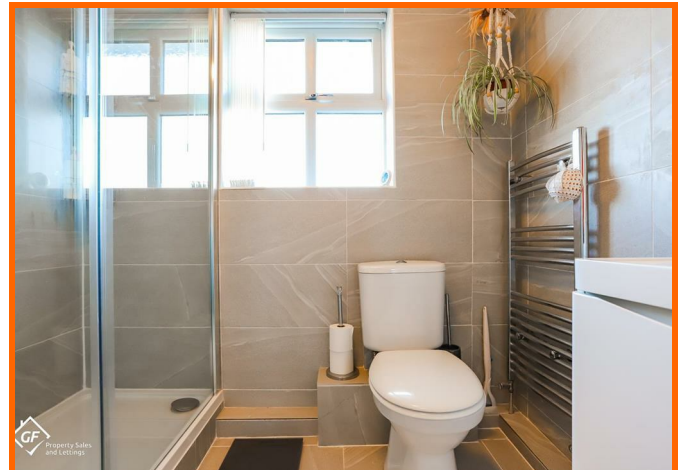
Shed

Space for hot tub (included).

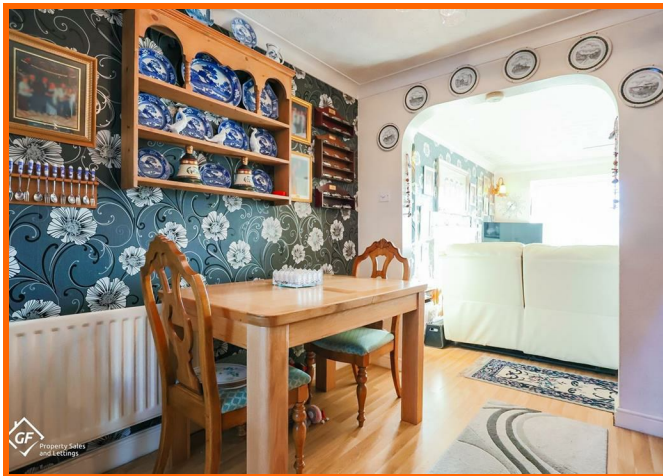
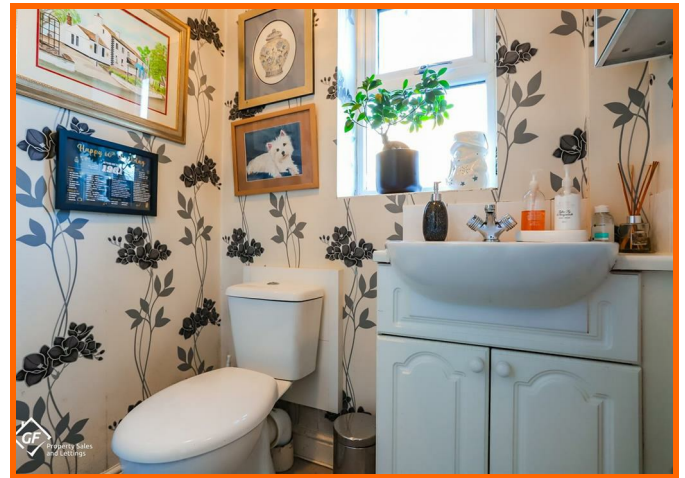
Workshop

3.94m x 1.40m (12'11 x 4'7)

38 Cathedral Drive, Heaton With Oxcliffe, Morecambe, LA3 3RE



38 Cathedral Drive, Heaton With Oxcliffe, Morecambe, LA3 3RE



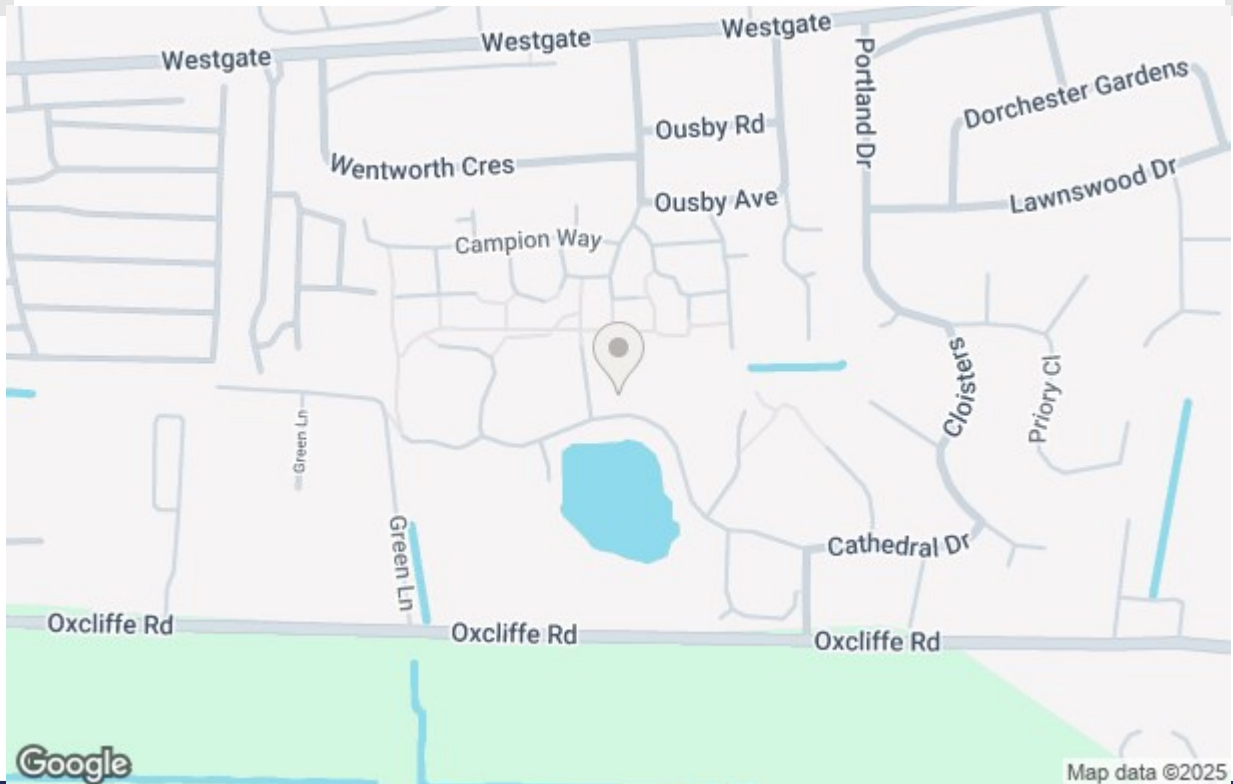
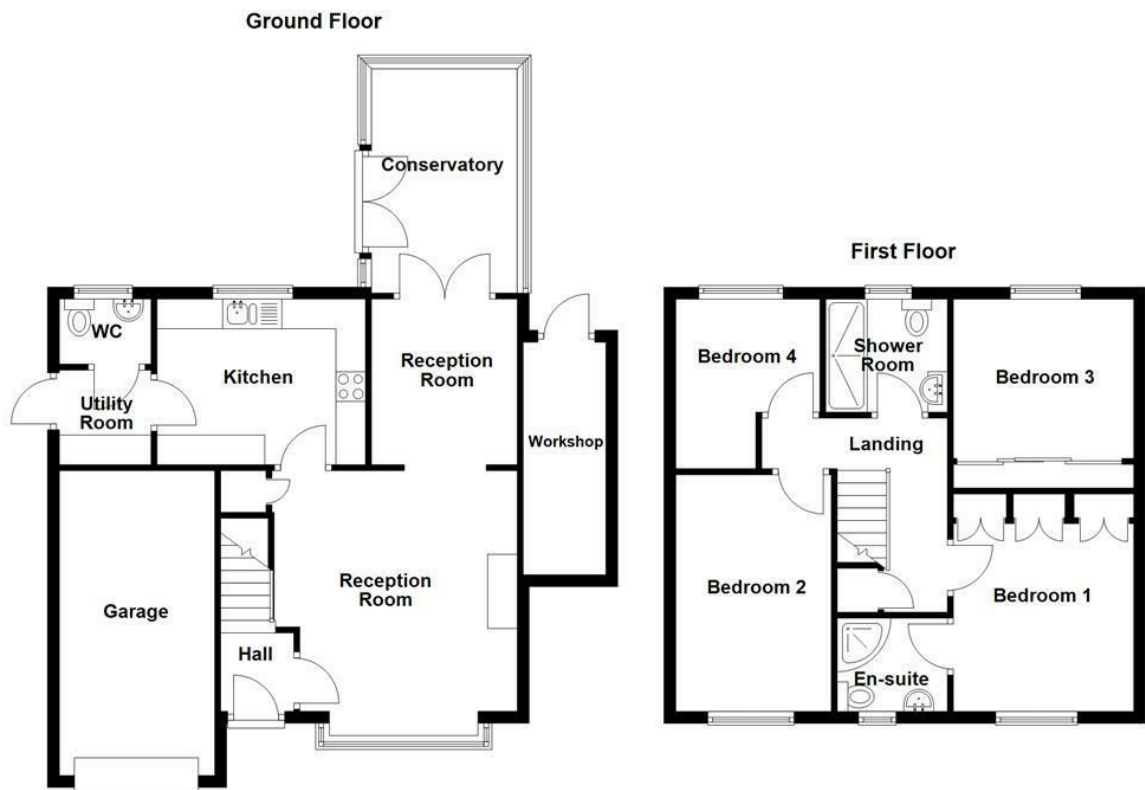
Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	