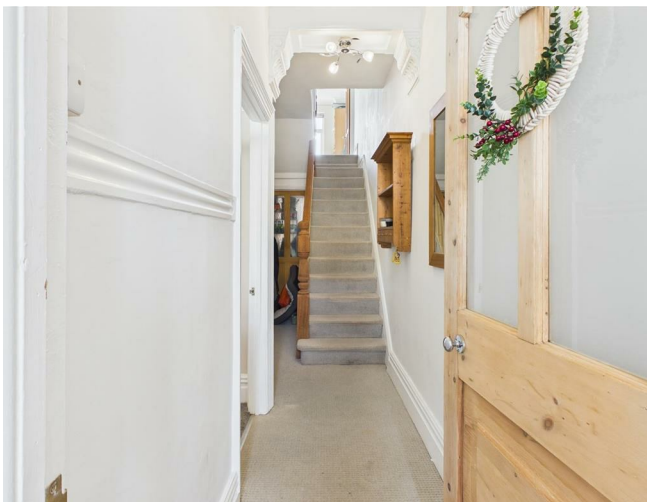


## 152 Westminster Road, Morecambe, LA3 1SH



**£215,000**



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This exceptional five to six-bedroom terraced home is an absolute standout, beautifully presented from top to bottom and offering an incredible amount of space across three generous floors.

The ground floor provides two reception rooms, perfect for both family life and entertaining, as well as a spacious and modern kitchen. As you move upstairs, the home continues to impress. The first floor hosts a versatile room currently used as a utility but equally suited as an additional bedroom or home office, a W.C., and then the true showpiece of the property, the stunning master suite.

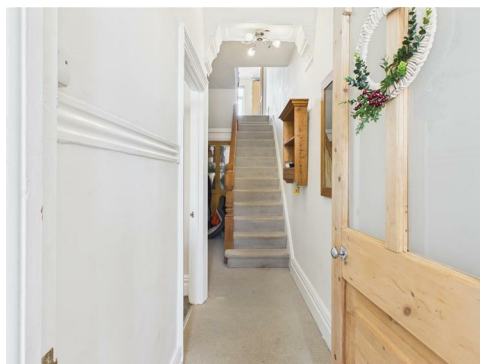
The master bedroom is flooded with natural light from two large windows, including an elegant bay. From here, step through into a dedicated dressing room and a beautifully finished en-suite, completed to an exceptionally high standard. There is also a great loft space for additional storage.

The second floor offers even more flexibility, with four further well-proportioned bedrooms and an additional modern bathroom, making this home perfectly suited to growing families or those needing multiple work-from-home spaces.

Outside, a spacious rear yard provides a private spot to relax and unwind.

Homes of this size and finish rarely come to market in such impressive condition. Stylish, spacious, and ready to move straight into, this is a property that truly needs to be viewed!

## Entrance Hallway



Tiled entrance vestibule, carpeted hallway, stairs to first floor, radiator.

## Lounge



Carpeted, radiator, large double glazed bay window to front, original feature fireplace, built in storage cupboards.

## Dining Room



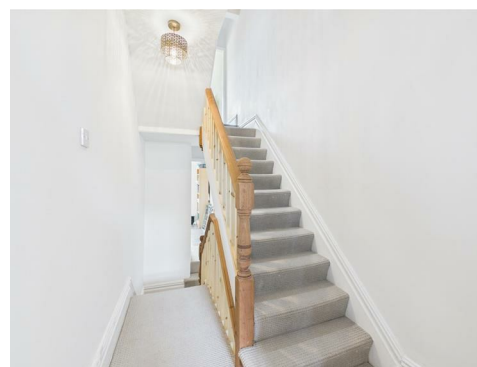
Carpeted, radiator, built in shelving, feature fireplace, double glazed window to rear.

## Kitchen



Laminate flooring, radiator, two double glazed windows to rear, a range of matching sleek wall and base units, electric hob and extractor hood, electric oven and integrated microwave, space for under counter dishwasher, space for large freestanding American style fridge/freezer, pantry cupboard with access to cellar.

## First Floor Landing



Carpeted, stairs to second floor.

## Bedroom One/Utility Room



Laminate flooring, radiator, double glazed window to rear, plumbing for washing machine, built in storage cupboard housing 'Ideal' combi boiler.

## W.C.



Laminate flooring, frosted double glazed window, partially panelled walls, sink with storage and W.C.

## Bedroom Two



Carpeted, Large radiator, large double glazed window to front and another large double glazed bay window to front, access to dressing room.

## Dressing Room/En-Suite



Carpeted dressing room with access to en-suite.

Vinyl flooring in en-suite, large gold heated towel rail, large frosted double glazed window to rear, walk in thermostatic shower with ribbed glass shower screen, wash hand basin with storage and W.C.

## Second Floor Landing

Carpeted, loft access.

## Bedroom Three



Laminate flooring, radiator, double glazed window to rear.

## Bathroom



Vinyl flooring, heated towel rail, bath with overhead thermostatic shower, partially tiled walls, small frosted double glazed window.

## Bedroom Four



Laminate flooring, radiator, double glazed window to rear.

## Bedroom Five



Laminate flooring, radiator, double glazed window to front.

## Bedroom Six



Laminate flooring, radiator, double glazed window to rear.

## Outside



Outdoor tap, large paved patio area, outdoor storage shed, gate access to alley.

## Useful Information

Tenure Freehold

Council Tax Band (B) - £1,841.18

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



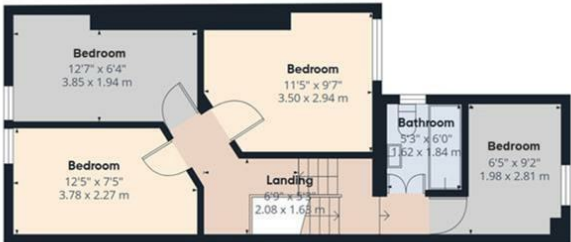


Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1384 ft<sup>2</sup>  
128.6 m<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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