





Inside The Home

Entry is via an open archway porch, leading through a double UPVC door into the welcoming hallway, which benefits from useful understairs storage. To the right is the impressive open-plan kitchen/dining room, providing a sociable space ideal for family mealtimes and entertaining. The modern kitchen is fitted with an integrated oven and hob, with the dining area offering ample room for a family dining table. The dining room flows through to the comfortable family lounge, which features a bay window allowing plenty of natural light and an attractive electric fireplace, creating a warm and inviting focal point. Double patio doors lead from the lounge into the conservatory, currently utilised as a work-from-home office. This versatile additional space could equally lend itself to a playroom, sunroom or second reception area, depending on the needs of the new owner. A useful utility area is located off the conservatory, providing practical space for white goods.

To the first floor are two well-proportioned double bedrooms, a further single bedroom and the family bathroom. The master bedroom, positioned to the front of the property, benefits from a bay window and fitted wardrobes. The third bedroom is currently used as a nursery, demonstrating the flexibility of the accommodation. The family bathroom is fitted with a three-piece suite, including an overhead shower, and also benefits from a useful airing cupboard.

Overall, this is a fantastic opportunity to acquire a versatile three-bedroom home with excellent family and first-time buyer appeal, offering well-planned living accommodation together with useful additional space for modern-day living.

Let's Take A Closer Look At The Area

Situated within close proximity to the shores of Morecambe Bay and the historic Promenade, this stunning family home has a plethora of amenities on its doorstep. With an abundance of local and national shops including two large supermarkets and a range of highly regarded primary and secondary schools. As well as a range of excellent eateries such as the iconic Midland Hotel, views towards Grange over Sands and the Lakeland Fells can be enjoyed as well as a number of scenic walks. With access to the M6 Motorway via the Bay Gateway, and a local train station linking commuters

to the West Coast Mainline, this superb home has excellent transport links providing access local and further a field.

Let's Step Outside

The property benefits from a front garden, enclosed by a brick boundary and complemented by off-road parking. To the rear is a low-maintenance paved garden, with a good degree of privacy provided by established trees and shrubbery borders. A useful garage, benefiting from an electricity supply, provides excellent additional storage space.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA840018

Council Tax Band

This home is Band B under Lancaster City Council.

Viewings

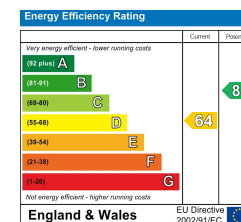
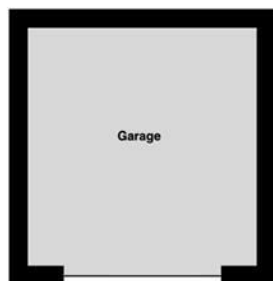
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Energy Performance Certificate

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