





## Inside The Home

Entering the property via an enclosed porch, you are welcomed through a double uPVC door with decorative glazed side and top panels into a spacious and impressive entrance hallway. The hallway immediately sets the tone, featuring stylish wall panelling, contemporary radiator covers and a carpet runner leading up the staircase. The current owners have recently finished refreshing the space with a modern, neutral colour palette, further enhancing the bright and elegant feel. The staircase and landing continue the panelling detail, creating a cohesive and high-end finish throughout. Downstairs, the front lounge is a standout feature and truly the heart of the home. It boasts elegant wall panelling, a striking fireplace filled with decor, an oak mantelpiece, alcoves, space for a large television and a beautiful front bay window fitted with shutter blinds. The absence of curtains allows the architectural features and natural light to shine, with a curved radiator adding to the charm. To the rear is a versatile playroom with patio doors opening directly onto the garden, ideal for family living, entertaining or supervising children at play. The kitchen opens seamlessly into the dining area, creating a sociable and functional space filled with natural light from multiple windows. A characterful brick archway, painted in a soft grey, adds charm while complementing the overall aesthetic of the home. There is also a separate boiler and tumble-dryer room with a window overlooking the garden, offering excellent potential to be transformed into a dedicated utility room. The dining room features ample space for a large table, and a door leading out to the garden. Adjacent to this is a further versatile room currently used as a study, benefiting from two windows and neutral décor it would be ideal as a home office, snug or man cave.

On the first floor, at the top of the stairs, a useful storage cupboard sits to the left, ideal as an airing cupboard or general household storage. The house was previously extended providing the home with a generous double bedroom, currently styled in soft olive and neutral tones. This room is exceptionally light, benefiting from four windows including a charming stained glass window in the centre of the room. To the right of the landing is a beautifully finished three-piece family bathroom, complete with a large bath,

walk-in shower, and contemporary fittings. This is a sleek, modern space finished to a high standard. The principal bedroom is a spacious and serene retreat, offering extensive seven-door fitted wardrobes, space for additional shelving and room to comfortably accommodate a super king-size bed. Large double windows fill the room with natural light, complemented by a tasteful neutral décor. The second bedroom overlooks the front of this quiet residential avenue and features a stunning bay window with a curved radiator beneath. There is a fitted triple wardrobe within an alcove, as well as a delightful hidden cubbyhole, an ideal children's hideaway or play space. This is another well-proportioned double bedroom. The third bedroom on this floor is a single room, beautifully presented with soft décor, carpeted flooring and a window overlooking the front of the property ideal as a child's bedroom or nursery. The loft room is accessed via a wooden door leading to a staircase and offers a substantial additional space with a radiator, skylight and extensive eaves storage running along the left-hand side. The room itself is a generous double size, currently being used as a bedroom but it would also be ideal as an office or man cave/cinema room.

## 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 garden has been thoughtfully upgraded to create a family-friendly and low-maintenance outdoor space. The rear garden is mainly laid to lawn, complemented by a patio area ideal for outdoor dining and entertaining. To the side of the property, there is an additional versatile area currently enjoyed by the children, housing a large trampoline and a wooden playhouse,

offering excellent potential for a variety of future uses. The property further benefits from a garage with lighting and an electric door, along with off-street parking for one vehicle directly in front. To the front, the garden is neatly enclosed by a brick boundary wall, adding both kerb appeal and privacy.

## 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: LA940204

## Council Tax Band

This home is Band D under Lancaster City Council.

## Viewings

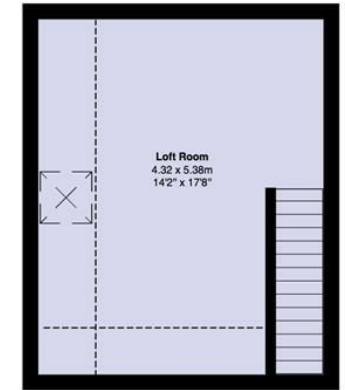
Strictly by appointment via Houseclub Estate Agency.

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Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		63
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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