

99 Regent Road, Morecambe, LA3 1AF



£284,950

Welcome to this absolutely gorgeous semi-detached family home on a corner plot, perfectly positioned with lovely views across Regent Park. From the moment you arrive, the character and craftsmanship of this beautifully restored period property are evident.

A charming entrance vestibule leads into a stunning hallway, setting the tone for the rest of the home. You'll find two elegant and inviting reception rooms, ideal for both relaxing and entertaining, along with a beautifully crafted kitchen with top-of-the-range appliances, a separate utility room, and a convenient ground-floor cloakroom.

Upstairs, the first floor offers three well-proportioned bedrooms, each with its own charm, and a stylish family bathroom finished with exquisite fittings.

Outside, the home continues to impress. To the front, there's a lawned garden perfect for children or pets to play, while the rear features an enclosed courtyard-style patio, ideal for alfresco dining or enjoying the sunshine. A tandem garage to the side provides excellent additional storage and secure parking.

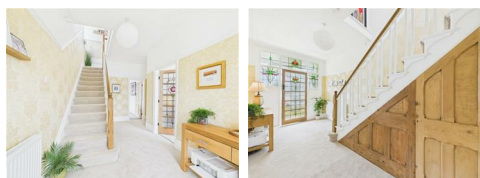
This is a home full of warmth, quality, and timeless appeal, lovingly restored and ready to welcome its next family.

Entrance Vestibule



Tiled floor, original pine door to the hallway.

Hallway



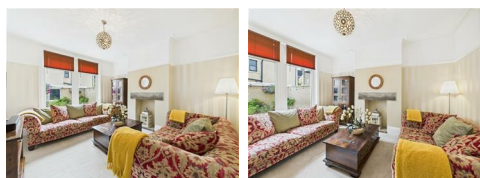
Stairs to the first floor, picture rail, understairs storage cupboard, radiator, carpeted floor.

Lounge



Original stained glass pine door, double-glazed bay window to the front with views over the park, feature wood surround open fireplace, carpeted floor, radiator.

Dining Room



Original pine door, double-glazed window to the rear, fireplace with a stone mantel and hearth, picture rail, carpeted floor, radiator.

Kitchen



Double-glazed window to the side, a range of beautifully crafted cabinets with complementary work surfaces, composite sink, Lamona four four-ring gas hob, extractor hood and electric oven, integrated dishwasher and fridge, vinyl floor, radiator.

Utility Room



Double-glazed window to the side and double-glazed door to the garden, beautifully crafted cabinets with complementary work surface, Haier washer/dryer, storage shelf, integrated freezer, vinyl floor.

Cloakroom



Double-glazed frosted window to the rear, pine cabinet with an inset wash hand basin and storage cupboard housing the gas meter, combi boiler, vinyl floor, radiator, W.C.

First Floor Landing



Double-glazed window to the side, picture rail, access to the loft, carpeted floor, radiator.

Bedroom One



Double-glazed window to the front, original pine door, carpeted floor, radiator.

Bedroom Two



Double-glazed window to the rear, original pine door, air conditioning unit/dehumidifier, carpeted floor, and radiator.

Bedroom Three

Double-glazed window to the front, original pine door, vinyl floor, radiator, picture rail.

Bathroom



Double-glazed frosted window to the side, original pine door, bath, shower cubicle with thermostatic shower, heated towel rail, wash hand basin, extractor fan, underfloor electric heating, tiled floor, W.C.

Outside

A charming front garden welcomes you with a neat lawn framed by a delightful mix of trees, shrubs, and seasonal plants. To the rear, a fully enclosed garden offers both privacy and practicality, with double gates providing secure off-road parking and access to the garage. Enjoy low-maintenance outdoor living with an artificial lawn and raised patio area, ideal for relaxing or entertaining. A secluded courtyard space, enhanced by security lighting, offers the perfect spot to unwind and enjoy the garden, whether day or night.

Tandem Garage

Up and over door, power and light, double-glazed window to the side.

Useful Information

Tenure Freehold
Council Tax Band (B) £1,873
Re-roof the main roof and the rubber roof to the utility extension.

New boiler with a 5-year guarantee
New Haier washer/dryer with a 5-year guarantee
New kitchen with Lamona appliances 3 3-year guarantee
New bathroom and carpets throughout.
Damp and timber works carried out in 2009

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(46-54) E			
(35-45) F			
(21-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Energy Efficiency Rating		66	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(46-54) E			
(35-45) F			
(21-34) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1373 ft²
127.5 m²

(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.

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