HOUSECLUB
ESTATE AGENCY

135 Westminster Road, Morecambe, LA3 1SJ

£180,000

ESCAPE ROOM
SCRABBLE
MONOPOLY
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Inside The Home

Entry is via a welcoming porch, the property immediately retains a wealth of character, with attractive stained-glass detailing to the entrance door and an accompanying stained-glass window above. The hallway provides access to the principal reception rooms, with a spacious lounge situated to the right. This well-proportioned room benefits from a feature bay window and gas fire, creating a comfortable and inviting living space. The front and rear elevations have also been internally wall insulated, providing an additional benefit to the property. A separate dining room offers excellent versatility and could equally be utilised as a second reception room, home office or family room, depending on the purchaser's requirements. To the rear is the kitchen, fitted with a Belfast sink and Country Chef Aga. An extension added by the previous owners provides valuable additional living space, featuring a skylight and double patio doors opening onto the rear yard. Currently used as a playroom, this versatile room has previously served as a breakfast/dining room and offers a range of potential uses. The kitchen also provides access to a substantial cellar, offering an impressive amount of additional space. The walls are boarded and, subject to the necessary permissions and regulations, the cellar may offer potential for future conversion or further use.

To the first floor are two well-proportioned bedrooms and a family bathroom. The master bedroom is positioned to the front of the property and benefits from the attractive bay window, while the second bedroom overlooks the rear.

The second floor provides a further three bedrooms and a second bathroom, creating an impressive five-bedroom arrangement across the upper floors. All three second-floor bedrooms benefit from Velux windows, providing natural light and adding to the character of these rooms.

The property has been well maintained and improved, having been decorated throughout and benefiting from updated flooring. The roof is new, while the loft space has been insulated, although it is currently unboarded. The boiler is approximately eight years old and has been serviced annually, offering further peace of mind.

With its generous and versatile accommodation, this property would make an excellent home for a growing family. Its central location places a range of local schools and everyday amenities within easy reach,

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

To the front, the property benefits from a quaint enclosed yard, bordered by an attractive brick boundary wall, providing a pleasant and welcoming approach to the home. To the rear is a further enclosed yard, incorporating a pleasant seating area and providing a useful outdoor space for relaxing and entertaining. The owners have advised that the property also benefits from additional space beyond the rear boundary wall, offering further potential for use. The previous owners created an area intended to provide off-road parking for one compact vehicle. The current owners do not utilise this space for parking, although it provides the potential for a future purchaser to make use of it in this way.

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:LA808031

Council Tax Band

This home is Band B under Lancaster City Council.

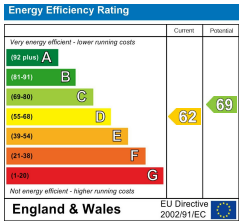
Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



Tel: 01524 771888
Email: info@houseclub.co.uk
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