



8 Church Park

Overton, Morecambe, LA3 3RA

Price £325,000

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Overton

Situated within a pleasant cul-de-sac, this well-presented detached family home enjoys an attractive east/west orientation and has been thoughtfully improved over the years to offer spacious and versatile accommodation with the convenience and comfort of gas-fired central heating and double glazing.

The accommodation begins with an open porch for shelter, leading into a hall, where there is practical open storage beneath the staircase for coats and shoes. A handy cloakroom is fitted with a modern two-piece suite.

There are two well-proportioned reception rooms, comprising a comfortable sitting room featuring a contemporary electric fire and a separate dining room, perfect for family meals and entertaining. The refitted kitchen is well equipped with an extensive range of modern cabinets and provides direct access to the rear garden through sliding glazed doors. Adjoining the kitchen is a useful utility room, offering additional storage, space for laundry appliances and an external door to the side of the property.

To the first floor, the landing includes a useful airing cupboard with radiator, ideal for storing towels and bedding. The principal bedroom enjoys the morning sun and benefits from an extensive range of fitted furniture, together with a modern ensuite shower room. The second double bedroom overlooks the rear garden and also features fitted furniture. A third double bedroom is positioned at the front of the property, while the fourth single bedroom, also front facing, would be an ideal nursery, child's bedroom, home office or hobbies room and includes a useful over-stairs storage cupboard. Completing the accommodation is the family bathroom, fitted with a bath incorporating a shower over, vanity unit and WC.

Externally, the house is set back from the cul-de-sac behind a lawned front garden, with a block-paved driveway providing off-road parking for two vehicles. Gated pathways on both sides of the house lead to the enclosed rear garden, where low maintenance artificial lawn is complemented by seating areas for outdoor dining and relaxing, together with space for a shed or greenhouse.

This is a generously proportioned family home in a sought-after residential setting, offering excellent living space both inside and out.





Location

Overton is popular village, offering an enviable lifestyle surrounded by beautiful countryside and coastline whilst remaining within easy reach of Lancaster and the wider road network. Rich in history and character, the village enjoys a strong sense of community and provides an excellent balance between rural tranquillity and everyday convenience.

The village is well served by a range of local amenities, including a pub, The Ship, a church, village hall, bowling green and children's play park.

Families are well catered for with a primary school in the village, while a choice of secondary schools and further education establishments can be found in nearby Heysham, Morecambe and Lancaster.

Outdoor enthusiasts are particularly well placed, with scenic walks from the doorstep. The surrounding countryside, the Lune Estuary, Sunderland Point and the coastal paths around Heysham offer miles of walking, cycling and wildlife watching, while the protected National Landscape of the nearby Forest of Bowland and the Lake District National Park are both within easy driving distance.

For commuters, the property is ideally positioned approximately 6 miles from Lancaster city centre, which provides an extensive range of shopping, leisure and cultural amenities together with a mainline railway station offering direct services to London, Manchester, Glasgow and Edinburgh. The Bay Gateway (A683) provides fast and convenient access to J34 M6 (c.9 miles distant), making travel throughout the North West straightforward. Historic Heysham Village, renowned for its church, coastal headland and sea views across Morecambe Bay, is just 3 miles from the property.

Combining village charm with excellent accessibility, Overton remains a highly desirable place to call home, appealing to families, professionals and those seeking a peaceful setting without sacrificing convenience.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words looms.prop.price

Download the what3words App or go online for directions straight to the property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Worcester boiler (installed in 2024) in the utility room. Outside tap and lights.

Mobile and Broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

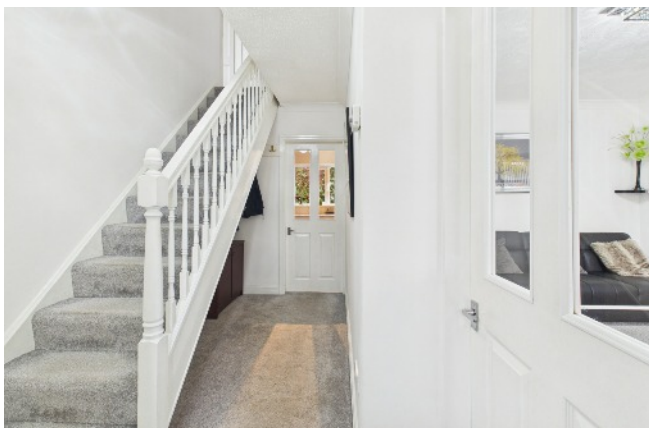
Freehold

Included in the sale

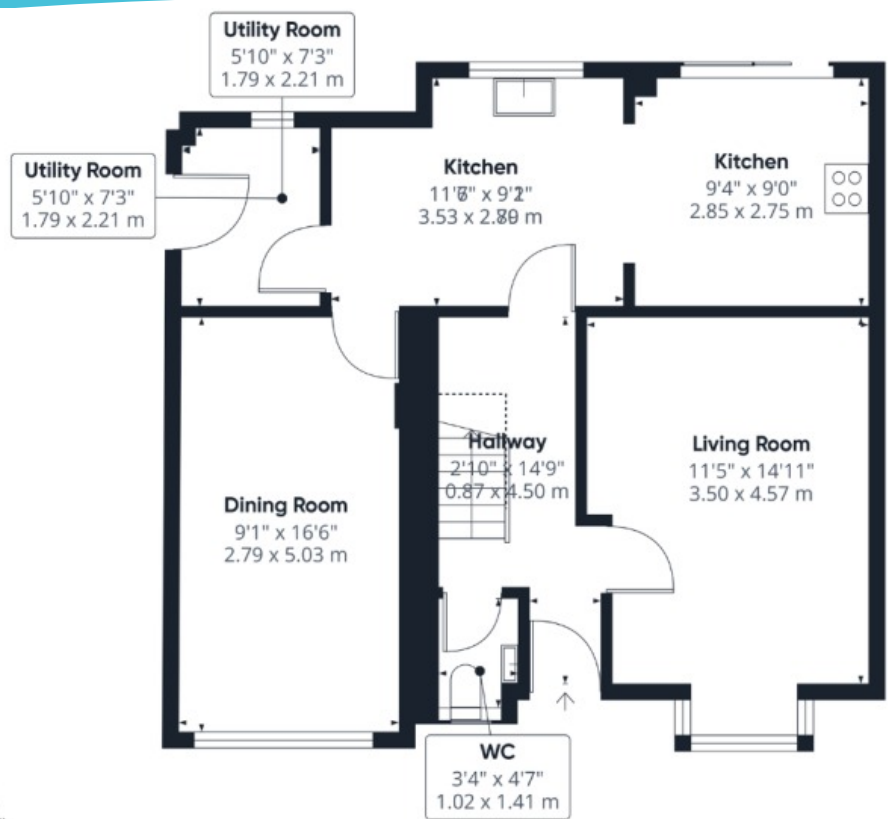
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: induction hob with fan and light over, Electriq electric oven, Russell Hobs combination microwave and grill, AEF fridge freezer. Available by way of further negotiation are the free standing appliances comprising: Beko washing machine, Hotpoint tumble dryer.

Local Authority charges

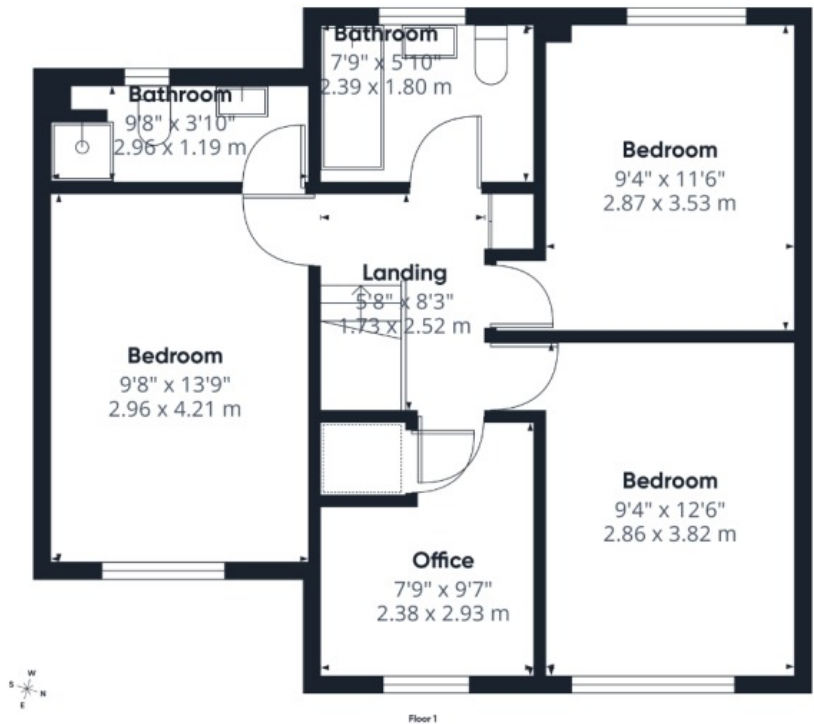
Lancaster City Council – Council Tax band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
552 sq'
51.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS PAS 98 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.