

HOUSECLUB
ESTATE AGENCY

30 Acre Moss Lane, Morecambe, LA4 4NA

£290,000









Inside The Home

Entered via composite UPVC double glazed door, this leads into a bright and spacious Entrance Hall, with stairs leading to the first floor and two UPVC double glazed windows, allowing natural light to flow through this beautiful family home. Leading to the living areas, an open plan Living Dining area can be found, perfect for a growing family, and entertaining guests. The Living area is centred around a gas living flame fireplace, with a decorative surround. The Dining area is fitted with UPVC double glazed doors providing access to the rear garden, where a raised patio area can be found. Proceeding into a Kitchen area, this spacious room is fitted with a range of wall and base units with a complementary worktop over and space for appliances including a freestanding cooker, a fridge freezer and plumbing for a washing machine and a dishwasher. With access via a UPVC double glazed door to the side garden, perfect for allowing little ones to run and play.

To the first floor, three spacious bedrooms can be found, as well as a well appointed four piece bathroom suite. The master bedroom benefits from an ensuite bathroom, giving this spacious home two well needed bathrooms. To the second bedroom, stair access leads to a spacious loft room, perfect for those with teenagers looking for their own space, an ideal hobby room or work from home station. The choice is yours!

This beautifully presented home is move in ready and provides ample space for any growing family, in a convenient and desirable area of the seaside town of Morecambe.

Let's Take A Closer Look At The Area

Located within walking distance of the busy seaside town of Morecambe, this incredible town has so much to offer. Breath-taking views across Morecambe Bay towards the Lakeland Fells can be admired, with many coastal walks ready to explore. With a range of amenities including local and national shops, bars and eateries, this substantial home caters for a range of ages. With excellent transport links including local bus services and the M6 bay gateway, providing easy access to the Motorway, as well as access to highly regarded primary and secondary schools.

Let's Step Outside

To the front of the property, a laid to lawn garden can be found, with privacy hedging and access to all sides of this incredible home. To the right hand side, the lawn area continues with decorative planted boarders and a large driveway providing off-road parking for approximately three cars. Leading to a large detached garage, this area is fitted with a roller door to the front and side pedestrian access via a UPVC double glazed door. With light and power, this provides ample additional space. A second driveway can also be found located at the rear of the property providing an additional off-road parking space, as well as access to the garage. There is also a raised terrace area perfect for sitting out on a warm summers day and enjoying a morning coffee.

Services

The property is fitted with a modern gas central heating boiler installed approximately 2 years ago, and benefits from mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN85645.

Council Tax

This home is Band C 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





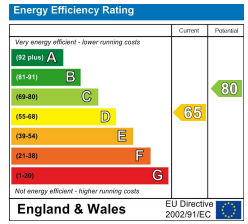








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