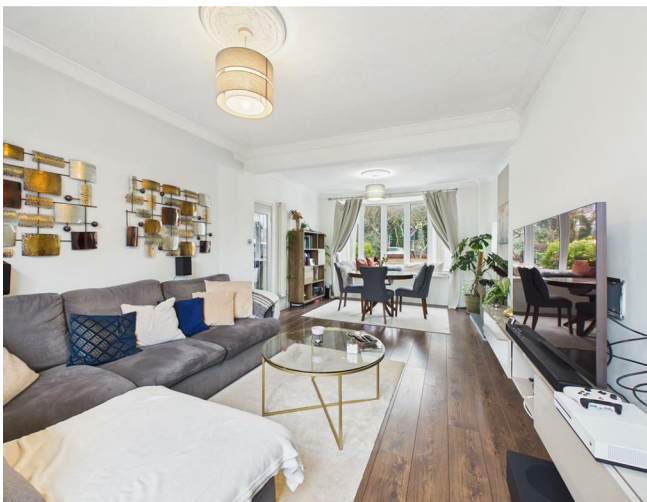


12 Morecambe Road, Lancaster, LA1 5JA



£265,000

An imposing three-bedroom semi-detached property situated in a highly sought-after area of Lancaster, within comfortable walking distance of the city centre.

Beautifully presented throughout, with an open-plan lounge and dining area creates a superb living space, featuring a multi-fuel stove that forms a cosy focal point, alongside a large bay window to the front which fills the room with natural light. This is complemented by attractive wood flooring, enhancing the warmth and character of the space. The kitchen is equally impressive, fitted with a stylish range of cabinets and a Range Master cooker, providing both practicality and a touch of luxury.

On the first floor are three well-proportioned bedrooms and a family bathroom. A useful loft room provides additional space and is accessed via a pull-down ladder. The room includes a fitting for a Velux window, allowing natural light to enter. This versatile space could be used as a hobby room, home office, or occasional guest area, subject to any necessary consents.

Externally, the property benefits from off-road parking at the front for multiple vehicles. To the rear is a fully enclosed, spacious garden. The garage has been thoughtfully divided to provide a storage area at the front, while the rear section is currently used as a gym. This space could also serve as a home office or workshop, depending on requirements.

Located in a highly regarded residential area of Lancaster, which has excellent transport links provided by the nearby M6 link road, allowing straightforward access to the motorway network.

The area is particularly well-suited to families, falling within the catchment for a number of well-regarded primary and secondary schools, including both Lancaster Grammar Schools and Ripley St Thomas. Day-to-day amenities are well catered for, with local shops nearby and two major supermarkets within easy reach.

Entrance Hallway



Tiled floor, radiator, stairs to the first floor.

Open Plan Lounge/Dining Room



Double-glazed bay window to the front with a fitted window seat, fireplace with an inset multi-fuel stove set on a slate hearth, double glazed window to the side, wood flooring, radiator and double-glazed door to the garden.

Kitchen



Double-glazed windows to the rear and side, a range of beautifully fitted cabinets finished in a period green with complementary work surfaces, Rangemaster cooker with a five-ring gas hob, two electric ovens, extractor hood, plumbing for

washing machine, composite sink, cupboard housing the Ideal combi boiler, double-glazed door to the garden, tiled floor, radiator.

First Floor Landing

Access to the loft.

Loft Room

Fitting for a velux window, pull-down ladder, storage cupboard, power and light.

Bedroom One



Double-glazed bay window to the front, built-in flame-effect electric fire, carpeted floor, radiator.

Bedroom Two



Double-glazed window to the rear, laminate floor, radiator.

Bedroom Three



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

Bathroom



Double-glazed frosted window to the rear, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, tiled floor, radiator, W.C.

Outside



Externally, the property benefits from off-road parking at the front for multiple vehicles. To the rear is a fully enclosed, spacious garden with a lawn area, various patio areas, a water tap, and raised flower beds planted with plants, shrubs and trees.

Garage

The garage has been thoughtfully divided to provide a storage area at

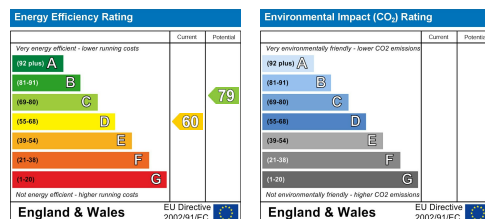
the front, while the rear section is currently used as a gym with power and light, insulation and laminate floor. This space could also serve as a home office or workshop, depending on requirements.

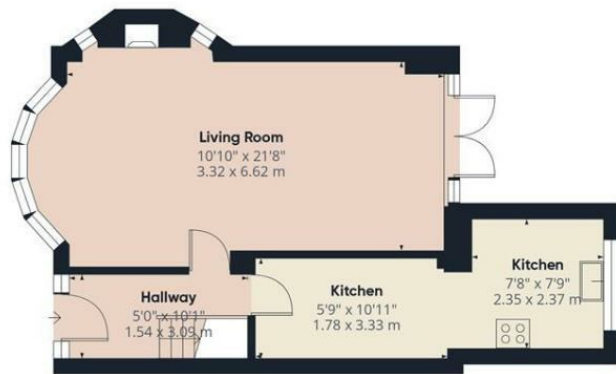
Useful Information

Tenure Freehold

Council Tax Band (C) £2,140

New roof in 2023





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1119 ft²
104 m²

Reduced headroom

70 ft²
6.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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