





## Inside The Home

Entered by a composite double glazed door with decorative stain glass detailing, a welcoming Entrance Vestibule and Hall awaits. With access to the Living spaces of this incredible true bungalow, further access is provided via retractable ladder to a sizeable loft space, fantastic for storage and with a potential for future development.

Located at the front of the property, the Living Room comprises an open fireplace with a decorative tile surround, a UPVC double glazed bay window and coving. This provides a beautiful backdrop for socialising with family and friends or simply enjoying a quiet night in. Leading to a generous Kitchen area, this beautiful room is fitted with a range of wall and base units with complementary worktops over and integrated appliances which include a four ring electric hob with an extractor above and a high rise oven, as well as an integrated fridge freezer. There is also plumbing for a washing machine and a handy breakfast bar area. A gas central heating boiler is discreetly located in a kitchen cabinet, with a UPVC double glazed door providing access to huge conservatory. Of a UPVC double glazed and brick construction, this generous room provides ample space for relaxing whilst providing a generous space for inviting the whole family for Sunday lunch. With a UPVC double glazed door providing access to a rear garden and a second door providing access to the side of the property where parking and garage can be found, a handy built in storage can be found.

Two generously sized double Bedrooms fitted with a range of built-in wardrobes as well as a stylish three-piece bathroom suite complete this well loved and well maintained home.

Furthermore, spanning the full roof area, the loft offers excellent potential (subject to relevant planning approval) for further Bedrooms and an additional Bathroom.

## Let's Take A Closer Look At The Area

Located in the popular Torrisholme area of Morecambe, this property is certainly well connected. With Bare Train Station and the M6 Bay Gateway a short drive away, and local bus service points, providing excellent access to Lancaster and further afield. For families, this impressive home has a range

of highly regarded primary and secondary schools in the vicinity, as well as convenient access to local shops, eateries and wine bars located in Torrisholme village and the nearby village of Bare.

## Let's Step Outside

To the front of the property off road parking for two cars can be found, as well as a low maintenance garden with raised planted boards and decorative block paving. To the rear, the low maintenance garden continues, with a large flagged patio area, tiered planted borders and a secure wooden and brick fence. An attached garage can also be found providing an additional car park space. Fitted with light, power and an up and over electric door.

## Services

The property is fitted with a gas central heating boiler, and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN75698.

## 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.







Total Area: 154.3 m<sup>2</sup> ... 1661 ft<sup>2</sup>

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales EU Directive 2002/91/EC

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