

HOUSECLUB
ESTATE AGENCY

20 Colwyn Avenue, Morecambe, LA4 6EQ

£230,000









Inside The Home

Upon entering, a large and welcoming Entrance Hall provides a spacious first impression, with stairs leading to the first floor. To the front of the property the Dining Room can be found, providing ample space for a sizeable dining table. To the rear, a generous Living Room overlooks the rear garden, providing a pleasant and relaxing space with ample natural light.

The Breakfast Kitchen is fitted with a range of wall and base units with complementary worktops over, together with a range of appliances which include, a freestanding oven with hob and extractor above, with plumbing for a washing machine and space for a fridge freezer. A handy understair storage pantry can also be found, providing this home with ample storage.

To the first floor, three generous Bedrooms, two of which benefit from fitted wardrobes. The family Bathroom is complemented by handy built-in storage, which also houses the property's gas central heating boiler, installed in 2020.

The property has benefited from a number of improvements over recent years, with the fascias and gutters, and front UPVC double-glazed windows as well as the bathroom being replaced within the last five years, while a new rear door was installed in January this year.

Having been owned since 1984, this extended family home offers well-sized accommodation, a blank canvas, useful storage and attractive outdoor space, while the No Chain sale provides an excellent opportunity for a straightforward purchase.

Let's Take A Closer Look At The Area

Located in the sought-after coastal village of Bare, this attractive area enjoys a wonderful position on the shores of Morecambe Bay. With its charming village atmosphere, local amenities and picturesque coastal setting, Bare offers an appealing blend of community and convenience. The village provides a variety of local shops, cafés, restaurants and everyday amenities, whilst the promenade and seafront are close by, offering beautiful views across Morecambe Bay and towards the Lake District National Park. Excellent transport links can also be found nearby, with regular bus services providing access to Morecambe and Lancaster, whilst Bare railway station offers convenient connections to the wider rail network. The M6 motorway is also readily accessible, making the area well positioned for those travelling further afield. A range of schools both primary and secondary can be found within the surrounding area, whilst the nearby city of Lancaster provides an extensive choice of shopping, leisure and professional services.

Let's Step Outside

Externally, the property benefits from low-maintenance gardens to both the front and rear, together with off-road parking for at least two vehicles. The rear garden provides a pleasant outdoor space perfect for allowing little ones to run and play in a safe environment.

Services

The property is fitted with a modern gas central heating boiler (installed in 2020), and benefits from has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.

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







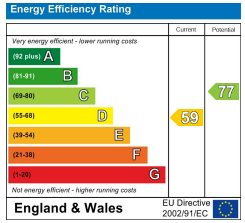




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Total Area: 98.2 m² ... 1057 ft²



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