









### The accommodation.

Upon entering this fabulous home to the side elevation through the entrance vestibule, you'll be struck by the grandeur of the welcoming entrance hallway. The ground floor boasts a handy WC, a spacious yet cosy lounge with a feature period fireplace with a marble hearth and window with leaded inset. The dining room is next with its bay window, stripped wooden floor and original tiled fireplace. The floor is completed by the large open plan kitchen dining area which spans the width of the property to the rear and has a range of wall and base units, a composite sink, drainer, ceiling spot lighting and space for a wealth of appliances. Moving upstairs you'll adore the picture window as you approach the landing with its gorgeous leaded inset. There are four extremely well proportioned bedrooms and a brilliantly designed, contemporary four piece bathroom suite.

### Let's step outside

Not content with the vast (over 1870 square feet) living accommodation, the property sits on a plot which stretches to approximately 0.17 of an acre. With a driveway for several vehicles and lawned garden to the front and side, the back is low maintenance brick paving with crushed stone borders. Within the plot is a detached garage with power and light, and an outhouse which is currently split into a laundry room and gym (with work from home potential). Both the garage and the outhouse have running water.

The final feature is a disused air raid shelter! A quite incredible feature at this already astonishing property.

### Period features

The vendors have sympathetically restored the property having undergone a full program of renovation since purchase. Original/period features include fireplaces in the lounge, dining room and three of the bedrooms, high ceilings, decorative picture rails, windows with retained leaded insets, bay windows and some stripped wooden flooring.

### The location

Located on Bare Lane, close to the eponymous Train Station this property is certainly well connected and ideal for the commuting professional. Whether it is access to the West Coast Mainline train network or traveling by car via the Bay

Gateway, Morecambe, Lancaster and a wide range of major towns and cities are quickly accessible. A regular and reliable local bus network continues to operate and the area has a wide range of highly regarded primary and secondary schools, as well as access to local shops, eateries and wine bars well within walking distance. Neighboring Princes Crescent offers many amenities and Morecambe Promenade can be reached in minutes. Why not sit and enjoy one of the world's finest sunsets from one of the many vantage points available there.

### Services

The property is serviced with gas, electricity, mains water and drainage.

### Tenure

The property is Freehold with a title number of LAN75976.

### Council Tax

Band D via Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agents.

### Energy Performance Certificate

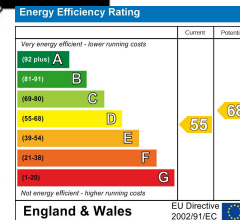
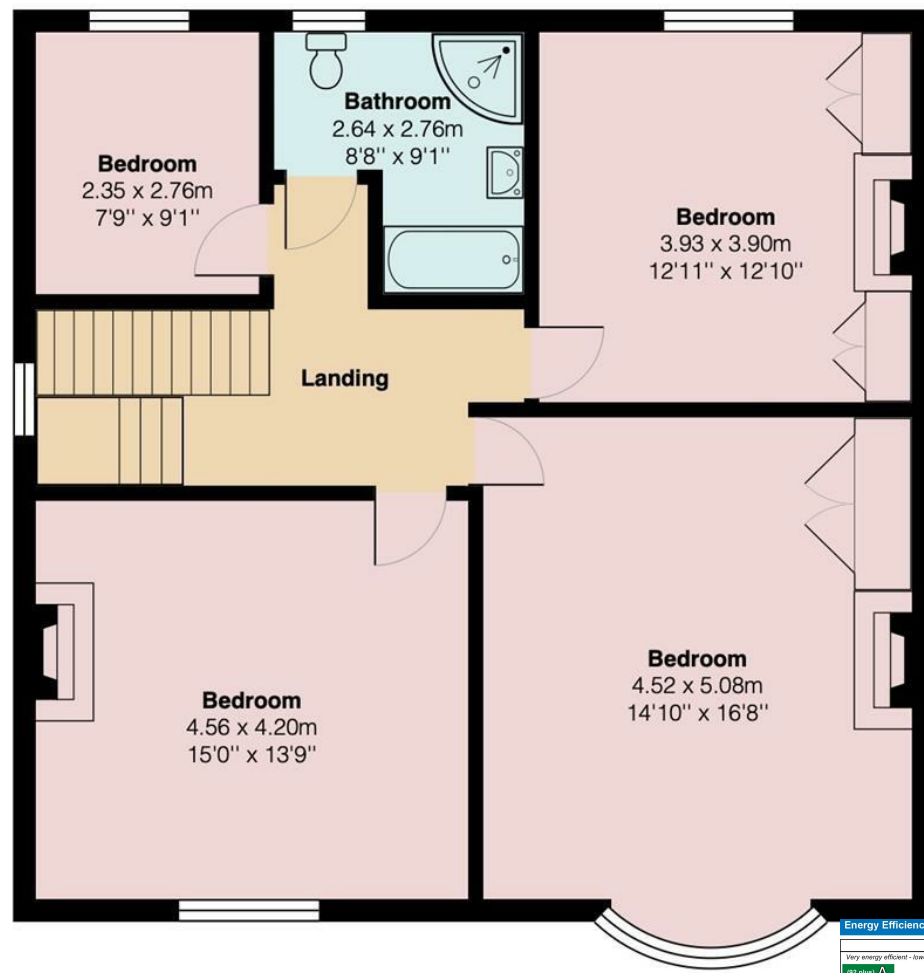
Available online but please contact our office if you have any additional enquiries.













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