









## Inside The Home

Entered via a wooden entrance door with decorative stained glass detailing, this leads into a light and bright Entrance Hall, with stairs leading to the first floor, Oak parquet flooring throughout the Hallway and Living Room, and a useful understair storage cupboard. Located at the front of the property, a generous Living Room provides the perfect backdrop for cosy nights in, centred around an electric log burning stove. With a large wooden glazed window decorative stained glass detailing providing a subtle nod to the age of this incredible home. To the rear, a spacious open plan Kitchen Diner can be found, fitted with a range of wall and base units providing ample storage. Fitted with a range of appliances which include a five ring gas hob with an extractor above, a high-rise oven and separate microwave, as well as an integrated dishwasher and fridge freezer. With a handy built in storage cupboard providing plumbing for a washing machined space for a tumble drier, wooden double doors provide access to a generous rear garden, perfect for socialising.

To the first floor, three generous bedrooms can be found fitted with large UPVC double glazed windows allowing ample natural light to filter through this beautiful family home. Completing the first floor, an incredible family bathroom can be found fitted with a feature roll top bath with Victorian taps and finishes adding to the overall charm of this semi-detached home.

With a neutral decor throughout, this provides a spacious blank canvas, in a highly accessible location. Offered to the market with No Chain.

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

Located in the village of Bare, a small yet highly desirable area of Morecambe, this incredible home caters to many. A short walk away, the shores of Morecambe Bay provide a stunning outlook across the sands to the rolling hills of the Lake District National Park. With the M6 Bay Gateway a short drive away, a busy local bus service and Bare Train Station close by, this property is certainly well connected to provide excellent access to Lancaster and further afield. For families, this impressive home has a range of highly regarded

primary and secondary schools, as well as access to local and national shops, eateries and wine bars as well as doctors and dentist surgeries. Simply superb.

## Let's Step Outside

To the front of the property off-road parking can be found access via a double secure gates. With a decorative planted border, a wooden side gate provides access to the rear of the home, where a low maintenance garden can be found. A large paved patio area provides ample space for alfresco dining with loved ones, whilst the Astroturf lawn is perfect for allowing little ones to run and play. A large wooden cabin provides versatility for a range of uses, including a work from home office, a hobby room or ideal games room.

## Services

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

## Tenure

The property is Freehold. Title number: LA619657.

## Council Tax

This home is Band B under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

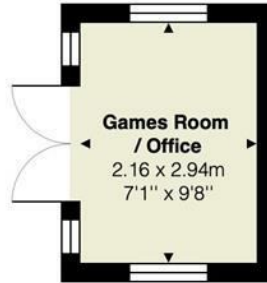
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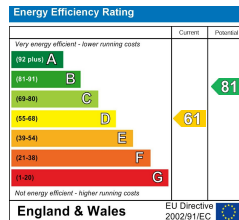








Total Area: 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup>



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