



20 Sunnyfield Avenue, Morecambe, Lancashire, LA4 6EU

Having undergone significant refurbishment works and now presenting a stunning, contemporary home in the sought after area of Bare, is this inviting two bedroom semi-detached bungalow on Sunnyfield Avenue. Ready to move in, the desirable property has been upgraded throughout with high quality finishes in every room and will certainly appeal to a range of buyers, looking for a well presented property that they can simply move straight into. The internal layout briefly comprises of a spectacular modern fitted kitchen complete with integral appliances, a uPVC conservatory that is currently used as a dining area, a spacious lounge with feature bay window to front aspect, two good sized double bedrooms and an impressive recently fitted shower room, complete with his and hers sinks. Externally, the front and rear of the property have also been improved with a minimal maintenance, bloc paved patio garden to the rear allowing plenty of room for potted plants and a choice of seating areas. The driveway to the front is also bloc paved, sitting beside a further gravelled area that provides off road parking for several vehicles. A popular residential area, the coastal location provides a wealth of nearby amenities including Happy Mount park, Bare railway station, primary and secondary schools, local shops, cafe's and pubs, along with unrivalled walks down the nearby Morecambe promenade. The property also lies within a short distance to the new Bay Gateway bypass which enables easy access to the M6 motorway and Lancaster City centre.



Ground Floor

Entrance Hall

3'8" 18'6" (1.13 5.65)

Laminate flooring, radiator, ceiling light and access to loft hatch.

Lounge

13'10" x 11'11" (4.24 x 3.65)

Laminate flooring, feature fire surround, large double glazed bay window to front aspect, radiator and ceiling light.

Kitchen

18'2" x 16'8" (5.55 x 5.09)

Modern fitted kitchen with vaulted ceiling and a range of base and wall mounted units, integral appliances including Bosch double oven and grill, dishwasher, washing machine, fridge freezer, sink and drainer unit. Feature fire place, double glazed window to side aspect plus two Velux windows, laminate flooring, radiator and ceiling lights.

Conservatory

14'1" x 8'7" (4.30 x 2.62)

uPVC double glazed conservatory currently used as a spacious dining area, patio doors leading out to the rear garden, access to pantry cupboard, laminate flooring, radiator and wall light.

Bedroom One

9'8" x 11'10" (excl. wardrobe measurement) (2.95 x 3.62 (excl. wardrobe measurement))

Double bedroom with large built in wardrobes, laminate flooring, double glazed window to front aspect, radiator and ceiling light.

Bedroom Two

9'10" x 11'10" (3.00 x 3.63)

Double bedroom. Laminate flooring, double glazed window to rear aspect, radiator and ceiling light.

Shower Room

6'1" x 11'10" (max measurement) (1.87 x 3.61 (max measurement))

Modern four piece suite. Shower cubicle, twin vanity units with wash hand basins and low flush wc. Towel radiator, wall and ceiling lights, double glazed window.

Cloakroom / WC

6'2" x 3'9" (1.88 x 1.16)

Low flush wc, vanity unit with wash hand basin, ceiling light. Space for coat storage, gas central heating boiler is also located here.

External

Recently laid bloc paved driveway to the front, along with a gravel driveway area. Bloc paved patio garden to the rear, with several seating areas and plenty of room for potted plants.





