HOUSECLUB
ESTATE AGENCY

30 Lichfield Avenue, Morecambe, LA4 6EA

Offers over £325,000

Inside The Home

Entry is through a double glazed UPVC door into a useful porch which separates the front door to the main house, providing a practical space for shoes. The property is presented in immaculate condition throughout and offers spacious, versatile accommodation with clear potential for future enhancement. To the ground floor, there are two reception rooms, including a welcoming family lounge which has been extended to the side and rear, creating a bright and airy living space with a skylight and patio doors opening onto the rear garden. The kitchen/diner, also formed as part of the 2010 extension, provides a superb spacious open and sociable area ideal for modern living, while remaining thoughtfully separate from the lounge. The second reception room is currently utilised as a dining room and home workspace, further enhanced by a beautiful box bay window that fills the room with natural light. Additional features include a downstairs WC, a useful utility room for white goods, understairs storage housing the boiler, and access to a substantial garage with a side door leading to the garden.

To the first floor, there are two generous double bedrooms, with the front bedroom benefiting from an attractive box bay window, alongside a well-proportioned single bedroom which includes a fitted cupboard for additional storage. The family bathroom is fitted with a modern three-piece suite and overhead shower. The landing is a notable feature of this style of home, offering an unusually spacious feel and incorporating an airing cupboard which houses the hot water tank and provides further storage. The loft is insulated and fully boarded from floor to ceiling, complete with lighting and a pull-down ladder, offering excellent storage and clear scope for conversion (subject to the relevant permissions).

Importantly, when the extension was completed, foundations were laid to support a future double storey addition, offering an exciting opportunity for prospective buyers to further extend and create an even larger family home if desired.

This is a stunning, immaculately presented property that has been exceptionally well maintained by the current owners, offering both immediate comfort and fantastic potential. Ideally situated in a popular location, it is perfectly suited for families, commuters, downsizers and those looking for a home with room to grow.

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

Stepping outside, the property continues to impress. To the front, a paved driveway provides off-road parking for two vehicles, bordered by mature trees and enclosed by a brick boundary, offering both privacy and a sense of security. There is also a spacious garage, complete with a convenient side door providing direct access to the rear garden. The rear garden is a truly standout feature of the home, beautifully landscaped, thoughtfully maintained, and generous in size. A large laid-to-lawn area offers the perfect space for families and children to enjoy, while a patio seating area creates an ideal setting for entertaining guests or simply relaxing with a morning coffee in the sunshine. Surrounded by a variety of mature trees, plants, and shrubs, the garden enjoys a high degree of privacy and seclusion, with its size and greenery ensuring it feels far from overlooked.

Overall, this exceptional outdoor space perfectly complements the home, offering a wonderful environment for both entertaining and everyday family life.

Services

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

Tenure

The property is Freehold. Title number: LA966590

Council Tax Band

This home is Band B under Lancaster City Council.

Viewings

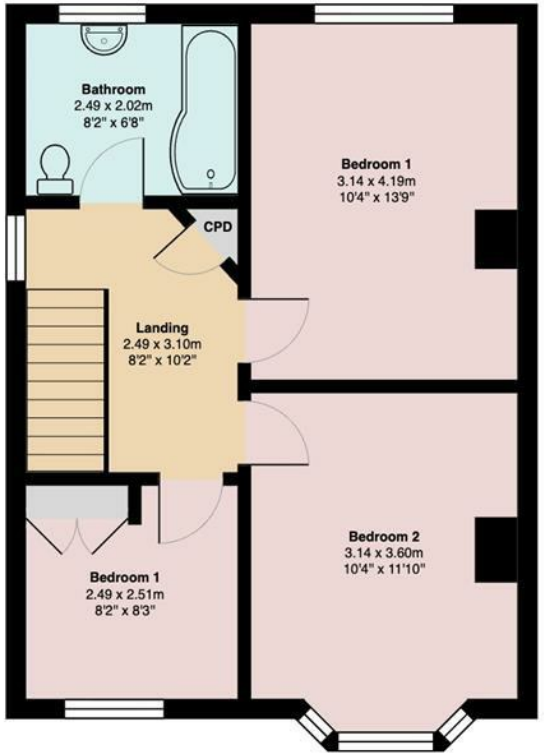
Strictly by appointment via Houseclub Estate Agency.

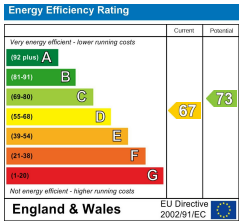
Energy Performance Certificate

View online or for more information contact our office for details.

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

Bath





Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk

Your Award Winning Houseclub

THE ESTAS ESTATE AGENT AWARDS 2017 — BEST IN COUNTY — LANCASHIRE

THE ESTAS ESTATE AGENT AWARDS 2017 — GOLD WINNER — NORTH WEST (Cumbria, Lancashire)

THE ESTAS ESTATE AGENT AWARDS 2018 — BEST IN COUNTY — LANCASHIRE

THE ESTAS ESTATE AGENT AWARDS 2018 — GOLD WINNER — NORTH WEST (Cumbria, Lancashire & Merseyside)

THE ESTAS ESTATE AGENT AWARDS 2019 — BEST IN COUNTY — Houseclub Estate Agents, Lancashire

THE ESTAS ESTATE AGENT AWARDS 2019 — GOLD WINNER — NORTH WEST (CUMBRIA, LANCASHIRE & MERSEYSIDE), Houseclub

THE ESTAS ESTATE AGENT AWARDS 2020 — BEST IN COUNTY — Houseclub Estate Agents, Lancashire

THE ESTAS PEOPLE AWARDS 2020 — HIGHLY COMMENDED — JOHN HARRISON, Houseclub

THE ESTAS ESTATE AGENT AWARDS 2020 — GOLD WINNER — NORTH WEST (CUMBRIA & LANCASHIRE), Houseclub

ESTAS ★★★★★ AWARDS 2021 — BEST IN COUNTY — SALES, Houseclub Estate Agency, Lancashire

ESTAS ★★★★★ ESTATE AGENT AWARDS 2021 — GOLD WINNER — NORTH WEST (NORTH), Houseclub Estate Agency

ESTAS ★★★★★ AWARDS 2022 — BEST IN COUNTY — SALES, Houseclub, Lancashire

BRITISH PROPERTY AWARDS 2022 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

BRITISH PROPERTY AWARDS 2022 ★★★★★ — GOLD WINNER — ESTATE AGENT IN NORTH WEST (LANCASHIRE)

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 — GOLD WINNER — NORTH WEST (NORTH), Houseclub

ESTAS ESTATE AGENT AWARDS 2023 ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB

ESTAS ESTATE AGENT AWARDS 2024 ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB ESTATE AGENCY

ESTAS AWARDS 2024 ★★★★★ — BEST IN COUNTY — SALES, HOUSECLUB ESTATE AGENCY, LANCASHIRE

BRITISH PROPERTY AWARDS 2024 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

BRITISH PROPERTY AWARDS 2025 ★★★★★ — GOLD WINNER — ESTATE AGENT IN LANCASTER

ESTAS25 ESTATE AGENT AWARDS ★★★★★ — GOLD WINNER — NORTH WEST (NORTH), HOUSECLUB ESTATE AGENCY

ESTAS25 BEST ESTATE AGENT OFFICE IN THE UK ★★★★★ — SILVER WINNER — HOUSECLUB ESTATE AGENCY

ESTAS25 ★★★★★ — BEST IN COUNTY — SALES, HOUSECLUB ESTATE AGENCY, LANCASHIRE

HOUSECLUB ESTATE AGENCY

Tel: 01524 771888
Email: info@houseclub.co.uk
www.houseclub.co.uk