





Inside The Home

This incredible home offers purchasers the opportunity to purchase two properties, for the price of one. Currently set up as two one bedroom flats in the popular seaside village of Bare, this lends itself perfectly to continuing as an income generating property, or has potential to reconvert to one main residence if you were to simply reopen the entrance hall, and remove the kitchen from the first floor, you could have a three bedroom, two reception semi-detached home.

Entering the ground floor, you proceed into a generous Kitchen area, fitted with a range of wall and base units providing ample storage solutions. Fitted with a gas central heating boiler, there is space for a fridge freezer and plumbing for a washing machine. This leads into an inner hallway, with a handy built in storage cupboard, where the original entrance hall once stood. To the front of the property, a bedroom can be found with a large UPVC double glazed bay window and built in storage cupboards. To the rear, a spacious Living can be found, with a UPVC double glazed French doors providing access to the large rear garden. Off the kitchen, a modern three piece shower can be found, completing the ground floor.

To the first floor, stairs lead from its own entrance point, to a first floor landing. Very similar to the ground floor, a generous Kitchen area can be found, fitted with a range of wall and base units providing ample storage solutions. Fitted with a gas central heating boiler, there is space for a fridge freezer and plumbing for a washing machine. To the front of the property, a generous Living Room can be found with a bedroom located to the rear. Completing the first floor, a modern three piece shower can be found with built in storage cupboards.

Let's Take A Closer Look At The Area

Located in the seaside village of Bare, this superb home is wonderfully versatile and caters for a range of buyers. For families, this impressive home has a range of highly regarded primary and secondary schools, as well as access to local shops, eateries and wine bars within walking distance. This property is certainly well connected, with Bare Train Station located close by, as well as the M6 Bay Gateway. Local bus service points provide excellent access to Lancaster and

further afield, whilst Bare itself have a thriving community with independent shops, butchers, bars and public houses, as well as the breath-taking Morecambe Bay shoreline providing unrivalled views of the Lake District National Park and beyond.

Let's Step Outside

Currently split into two, the ground floor property currently has driveway parking for two cars, with a wooden gate leading to a large, enclosed rear garden. Laid to lawn with decorative planted borders, this vast space is perfect for alfresco dining and allowing little ones to run and play. To the front, a small garden area can be found requiring a little TLC. This provides the perfect base for planted borders, or a super bistro set so morning coffee can be enjoyed. If the property were to be remodeled back into one, this fantastic home with have ample space for a growing family.

Services

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

Tenure

The property is Freehold.

Council Tax

Both properties are currently a Band A under Lancaster City Council.

Viewings

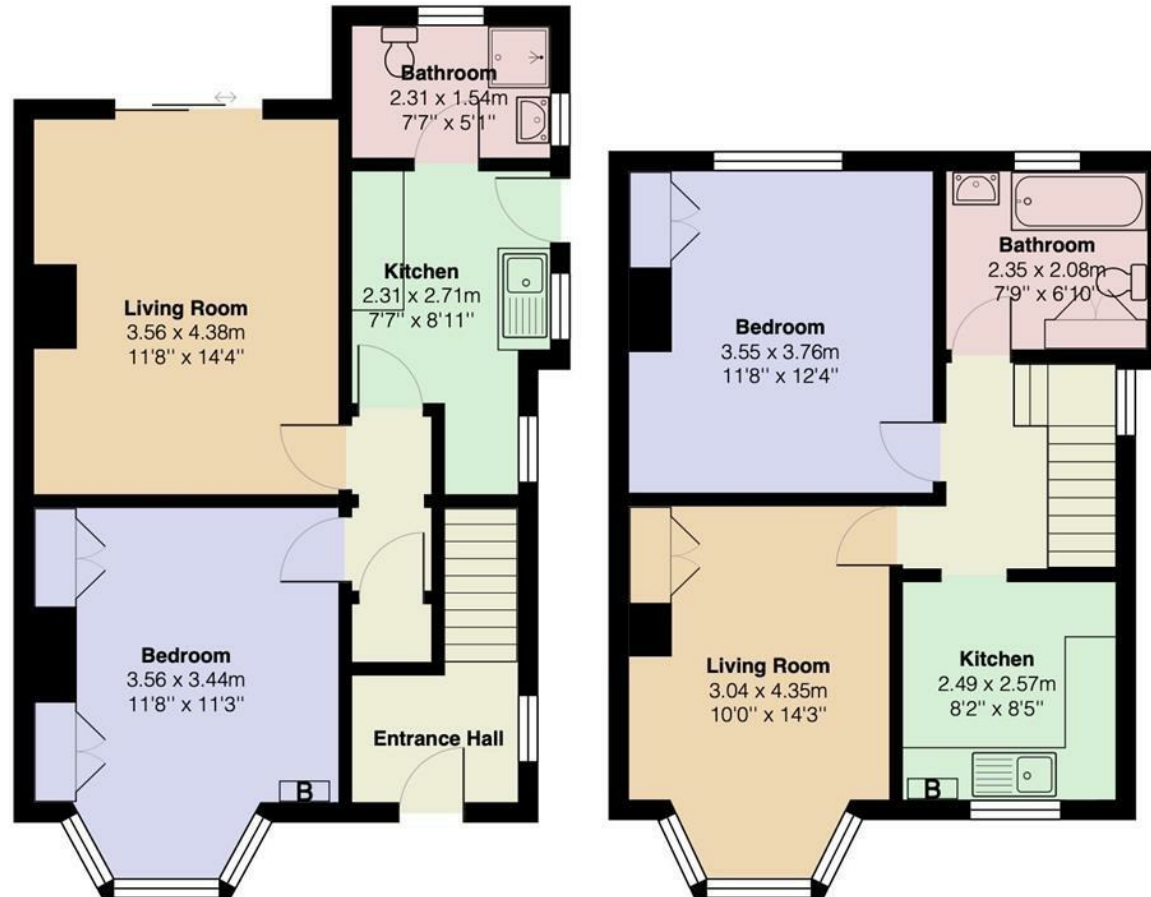
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 94.3 m² ... 1015 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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