



28 Sizergh Road
Bare | Morecambe | LA4 6TL

**MATTHEWS
BENJAMIN**



28 SIZERGH ROAD

BARE

Perfect for downsizing and enjoying the benefits of a quiet residential neighbourhood, a detached true three bedroom bungalow that enjoys a day long sunny aspect and occupies a spacious low upkeep plot with private parking.

The naturally bright accommodation is well proportioned and comprises a central hallway with cloakroom (two piece suite), store cupboard and loft hatch (with pull down ladder to partly boarded roof space with light). On the front elevation is a sitting room with a bay window and contemporary electric fire and also the main bedroom. There are two further double bedrooms, all three having fitted double wardrobes (one of the bedrooms is currently used as a dining room). The kitchen is fitted with modern units and enjoys a lovely aspect of the rear garden, there's certainly space for a central dining table. There's a door from here into the garden room with triple aspect and door to the garden. Completing the picture is a bathroom with fully tiled walls and a modern four piece suite including a bath and separate shower.

The gardens have all been landscaped for ease of upkeep with sandstone paving on the driveway and front garden; there's room for several cars to pull in off the road. Fencing and tall gates are positioned either side of the bungalow to provide privacy and security in the back garden where there is a neatly kept lawn surrounded by two separate seating areas and connecting paths, all of which are paved with sandstone flags. A former garage now offers great storage and has power and light. Windows and external doors, soffits and fascia boards are all uPVC for ease of upkeep and there are outside lights and an outside tap.



Location

The advantage of this location is that you can walk straight into Torrisholme where there is a great selection of amenities, pubs, cafes and shops. It's a level walk to the popular promenade and beach at Morecambe. The train station in Bare offers regular connections to Morecambe and Lancaster City Centre where the station is on the main West Coast line. It is also highly accessible for the road network with the Bay Gateway allowing quick access to the M6 motorway; J34 is around 4 miles away, the same into Lancaster city centre. If the bright lights beckon, then Manchester is 60 miles away, and if you are jetting off then the airports at Manchester and Liverpool are 67 and 73 miles respectively.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the









Directions

www.what3words.com sounds.snap.rested

Use the postcode LA4 6TL on Sat Nav with reference to the directions below:

From the Shrimp Roundabout, take the turning signposted *Torrisholme B5321* onto Hall Drive, which then becomes Bare Lane. Turn first left onto Lonsdale Road, then first left onto Strickland Drive and finally, second left into Sizergh Road. No. 28 is on the right.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators (and a heated towel rail in the bathroom) from a Valliant boiler in the kitchen.

Local Authority charges

Lancaster City Council – Council Tax band D

Broadband

Ultrafast speed of 1000 Mbps download and for uploading 220 Mbps.

Tenure

Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances of fridge freezer, hob, extractor hood, Bosch oven are included as well as freestanding Hot-point dishwasher, washing machine and tumble drier.

Guide Price

£350,000

Score	Energy rating	Current	Potent
91	A		
80	B		
68	C	69 C	86 E
54	D		
38	E		
0	F		
	G		

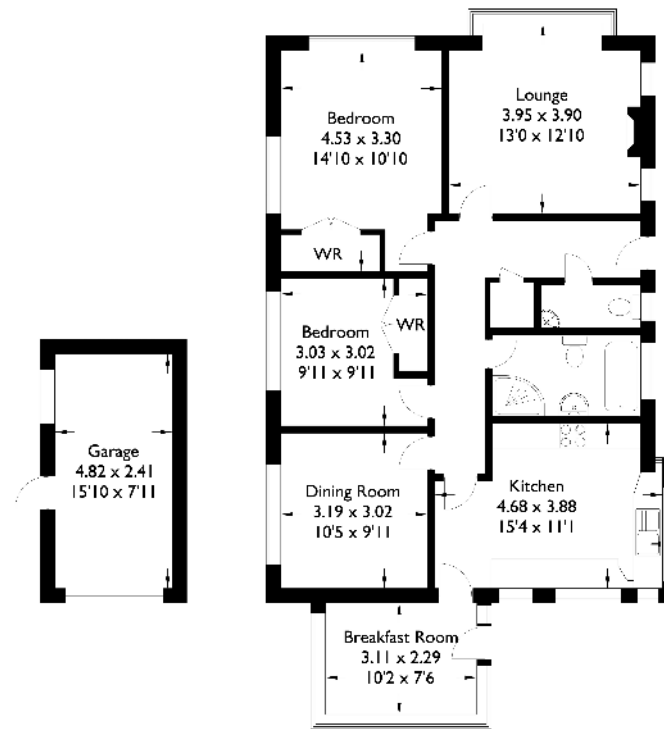
28 Sizergh Road

Approximate Gross Internal Area : 92.24 sq m / 992.86 sq ft

Garage : 11.61 sq m / 124.96 sq ft

Total : 103.85 sq m / 1117.83 sq ft

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For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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