



35 Walton Avenue
Bare | Morecambe | LA4 6SQ

**MATTHEWS
BENJAMIN**



35 WALTON AVENUE

BARE

This 1940s detached bungalow offers great scope for purchasers to place their own stamp on the property with a degree of cosmetic updating. With a generous back garden and loft space there is also potential for extension, subject to consent. Benefitting from a quiet residential area, the front of the bungalow faces north, the back south and as such enjoys a sunny aspect.

The accommodation offers a porch, hall with two storage cupboards and a loft hatch with a pull down ladder or access to the roof space. Positioned on the rear elevation, both the sitting room and kitchen enjoy a lovely sunny aspect over the rear garden. The sitting room now has an electric fire but there is a gas point. The kitchen has room for a small table and chairs and offers modern white high gloss cabinets, an electric hob, circulator fan, double oven, space for a fridge freezer and plumbing for a washing machine. Off the kitchen is a lovely conservatory, screened from the road by the garage, it's a nice private place to sit and has the benefit of central heating. There are two double bedrooms and a third bedroom or potential dining room/home office/hobbies room. The shower room has a modern three piece suite.



Outside is driveway parking and as the front garden is largely paved there is in total room for two or three cars.

The single garage is probably a touch on the small side for cars nowadays but it makes an excellent workshop and store.

The back garden is lovely, there is a raised concrete seating area and then a summer house surrounded by paving. Within a lawn are established flowering shrubs and a pair of apple trees.

Windows, soffits and fascia boards are all uPVC for ease of upkeep and there are external lights and a tap.





Location is everything and here the advantage is being able to walk into Torrisholme.

Here you'll find a good selection of amenities, pubs, cafes and shops. It's also a level walk to Morecambe's popular promenade and beach.

The train station at Bare offers regular connections to Lancaster city centre which has a station on the main West Coast line. Good for the wider road network the Bay Gateway allows convenient access to the M6 motorway; J34 is under 4 miles away, the same into Lancaster city centre.





Directions

www.what3words.com dark.super.charge
 Use the postcode LA4 6SQ on Sat Nav with reference to the directions below: From the Shrimp Roundabout, take the turning signposted B5275 onto Hall Drive which then becomes Bare Lane. Turn second right onto Walton Avenue where No. 35 is to be found on the right.

Services

Mains electricity, gas, water and drainage. Gas fired central heating and hot water from a Worcester combi boiler in the outhouse.

Broadband

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

Council Tax Band

C

Price

£299,999

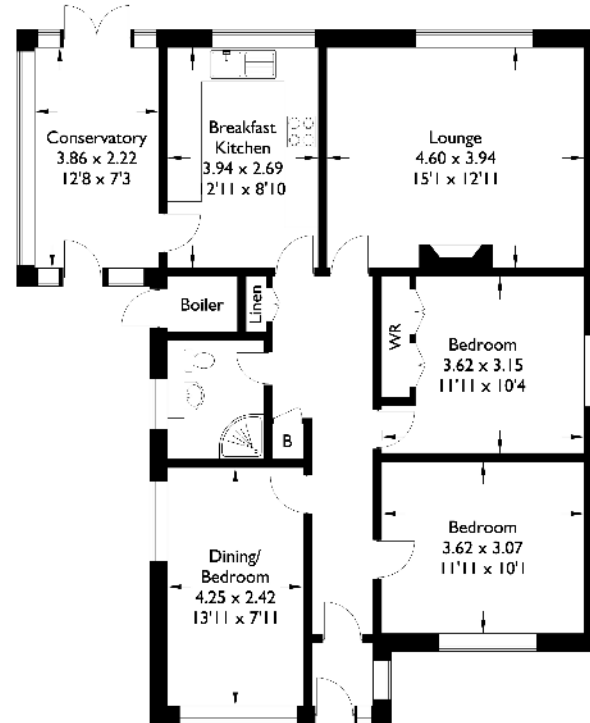
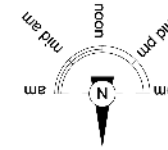
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

35 Walton Avenue

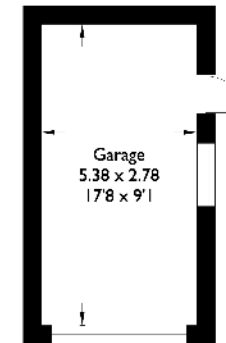
Approximate Gross Internal Area : 91.89 sq m / 989.09 sq ft

Garage : 14.95 sq m / 160.92 sq ft

Total : 106.84 sq m / 1150.01 sq ft



Ground Floor



Garage

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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