



## 4 Bare Avenue

Bare | Morecambe | LA4 6BE

MATTHEWS  
BENJAMIN



## 4 BARE AVENUE

### BARE

An impressive four bedroom terraced property, built in the 1900s and in the hands of the current owners since 2008, in which time it has been extended and stylishly modernized. It now presents very well with an improved layout to maximise space and tasteful décor.

The front door leads into a bright entrance vestibule which benefits from original tiled floor. Through into the cosy sitting room with a living flame gas fire with decorative hearth and surround. An inner hall leads into the inviting and sociable dining room which has an original period fireplace fitted with a wood burning stove. The extended kitchen was refitted in 2021 with an attractive range of units in a matt graphite finish with integral Lamona appliances for a streamlined look. The kitchen provides access out to the garden through uPVC double glazed French doors. Off the first floor landing are two double bedrooms and the family shower room (installed in 2021/2022). Rising to the second floor, the main bedroom enables you to wake up to views over Morecambe Bay, has plenty of space for storage and a fully tiled ensuite shower room. On this floor is a fourth double bedroom, which enjoys spectacular views of Williamson Park. There is a cellar for storage.

The outside space is unexpectedly spacious given the fact the property is in the heart of Bare. Externally there is a good-sized rear garden; the wooden decking and Indian sandstone paved area granting an ideal space for a seating with the added bonus of the substantial lawn making No.4 the ideal home for a growing family.





## LOCATION

Apart from offering a quiet and peaceful residential neighborhood, the beauty of Bare Avenue is the ease of accessibility from a number of directions; from here it's a level walk into Bare where you'll find a host of local services and shops on the attractive Princes Crescent as well as a choice of pubs and cafes for a drink or bite to eat. If the idea of a daily stroll, run or cycle ride on Morecambe Promenade appeals then this is easily reached.

The train station in Bare is a great asset and 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 ready access to the M6 motorway; J34 is around 4 miles away, a little less into Lancaster city centre where you'll find a wide range of services, excellent shopping, cinema and theatres. If you are jetting off then the airports at Manchester and Liverpool are 66 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 property postcode.







## DIRECTIONS

**what3words** ///dating.dackup.jazz

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

Travelling from Morecambe on the promenade at, Bare turn onto Princes Crescent (B5275) between the Bow Window Café and Lakeland House (the block of flats). Pass the shops (on the right) and take your first right onto Bare Avenue before the Dog & Partridge pub. Follow the road round and No.4 Bare Avenue is towards the end on the right hand side.

## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Glow Worm boiler housed in the shower room. uPVC double glazing.

## BROADBAND

Ultrafast speed potentially available from Open-reach & Virgin Media of 1000 Mbps download and for uploading 220 Mbps.

## MOBILE

Indoor: EE, Three, O2 and Vodaphone are reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodaphone are reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Of-com.

## TENURE

Freehold with an element of flying freehold above the passageway through which the adjacent property (No. 6) has a right of way.

## INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Lamona five ring touch control induction hob, Lamona glass extractor fan, Lamona touch control double oven. Available for further negotiation are the free standing American style fridge freezer, washing machine and tumble drier.

## LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band C

## GUIDE PRICE

£299,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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