



# 1 Warwick Avenue

Bare, Morecambe, LA4 6LF

Price £189,950

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Potential, potential, potential! A semi detached true bungalow in the heart of the highly sought after residential neighbourhood of Bare. Although the property has been well looked after, 1 Warwick Avenue is ready for a new lease of life; the blank canvas makes this the ideal property for a buyer to put their own stamp on it and let their creativity flow. Options for this bungalow may involve a simple refurbishment, a more extensive remodelling or possibly an extension. All plans would of course be subject to the necessary consents however the potential exceeds itself.

Currently the property benefits from a hall, great sized living room, a kitchen (with space for a dining table) with access into the rear porch and from there, through to the pantry. There are two double bedrooms, one of which benefits from a fitted wardrobe, and a wet room.

The paved front garden with raised flower beds is the ideal place for a bench to watch the world go by and the driveway with carport provides off road parking. The driveway also leads you to the detached garage which benefits from light and power. The landscaped flagged rear garden is private and enclosed with two good sized garden sheds.

The property overall benefits from gas central heating and uPVC double glazing.

## Location

Apart from offering a quiet and peaceful residential neighbourhood, the beauty of Warwick 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 property is also really handy for South Road Food and Wine, the convenience shop and Happy Palace Chinese takeaway. The local bus routes surrounding the area are perfect for anyone looking for easy access into Morecambe or Lancaster city centre. There's also a train station at Bare on the Morecambe to Lancaster branch line, Lancaster station is on the main Westcoast line with services to Manchester Airport, Edinburgh and London (Euston).







## Directions

**what3words** ///loved.shed.sage

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

Travelling from Morecambe on the promenade turn onto Princes Crescent (B5275) between the Bow Window Café and Lakeland House (the block of flats). Pass the shops (on the right) and follow the road round. Drive over the level crossing and take your next left. Carry on driving down Fairhope Avenue and take your third right, the property will immediately be on your right hand side.

## Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Vaillant boiler in the built in storage cupboard in the hallway.

Broadband

Ultrafast speed potentially available from Openreach and Virgin Media of 1800 Mbps download and for uploading 220 Mbps.

## Mobile

Indoor: EE, O2 and Vodafone are reported as 'limited' for both Voice and Data services. Three does not report providing any services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services. 5G is predicted to be available around your location from the following providers: EE, Three and Vodafone. Please note that this predicted 5G coverage is for outdoors only.

Broadband and mobile information provided by Ofcom.

## Tenure

Freehold

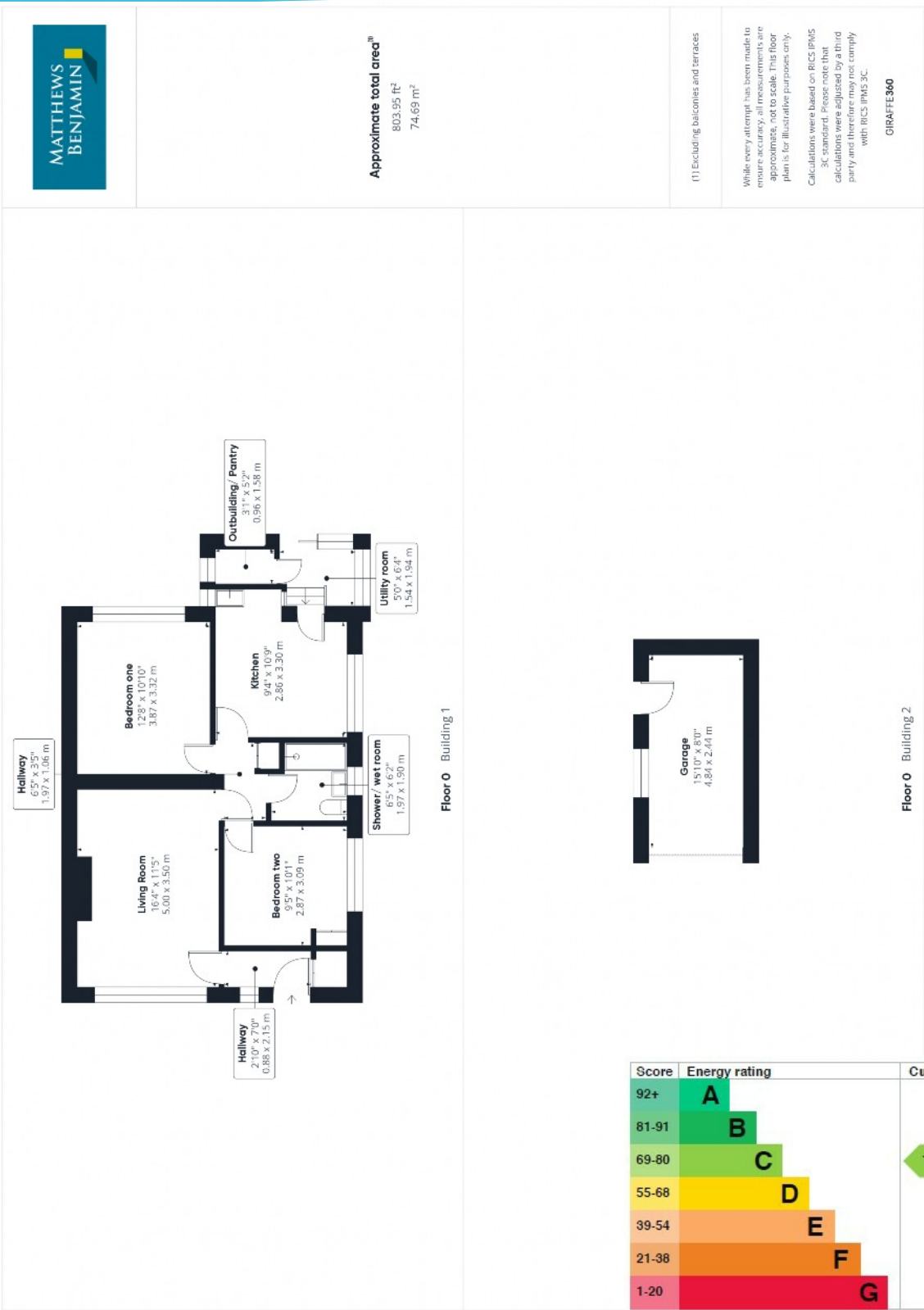
## Included in the sale

Fitted carpets, curtains, curtain poles, blinds and light fittings.

## Local Authority charges

Lancaster City Council – Council Tax band C





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.