



24 Chestnut Drive

Morecambe, LA4 6HN

Price £190,000

24 Chestnut Drive

Morecambe

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, 24 Chestnut Drive 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 an entrance vestibule, a hallway that provides central access to all rooms, great sized living room, a kitchen with access into the boot room. There is a shower room and two double bedrooms, one of which benefits from a fitted wardrobe.

The paved front garden is the ideal place for a bench to watch the world go by and the driveway provides off road parking. The driveway also leads you to the detached garage. The enclosed landscaped flagged rear garden is a good size and is ideal for privacy.

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 Chestnut Drive 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 quick 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 67.5 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///cheat.boat.traded

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

The beauty of this location is that it is accessible from a number of directions.

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 and the Dog & Partridge pub (on your right) and then take the second left onto Hest Bank Road. Follow the road round until you have to bear right onto Chestnut Drive, No.24 will be on your left (the property is located on the corner plot) just before you come to the end of the road.



Services

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

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Tenure

Freehold

Included in the sale

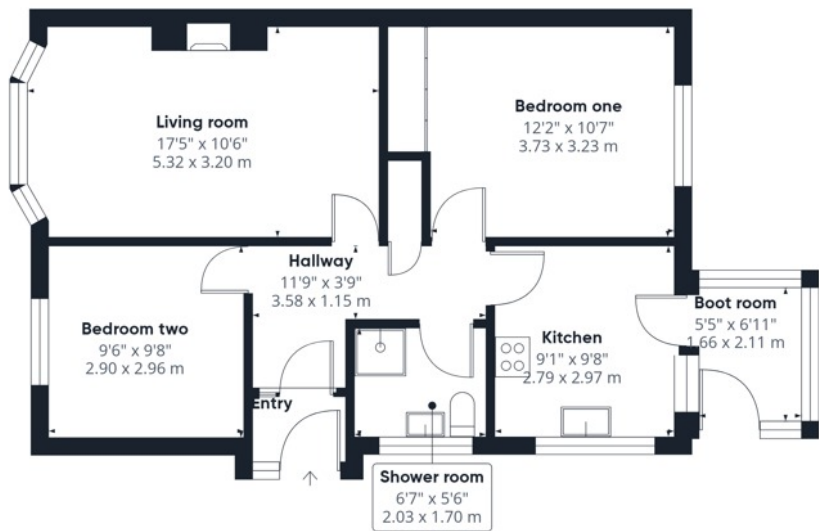
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Schott Ceran four ring hob and Indesit oven.

Local Authority charges

Lancaster City Council – Council Tax band C



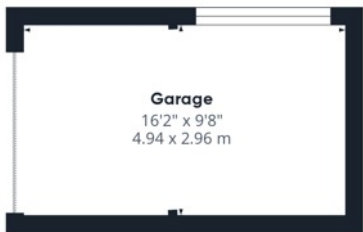




Floor 0 Building 1

Approximate total area⁽¹⁾

815 ft²
75.8 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.