



22 Grasmere Road

Bare, Morecambe, LA4 6EN

Price £150,000

22 Grasmere Road

Bare, Morecambe

This deceptively spacious true bungalow is situated in a charming location, a stone throw away from Morecambe Promenade, and just a short flat stroll into Bare.

The property offers an abundance of space and comprises of an entrance vestibule, a good size living room, a kitchen with a range of drawers, wall and base units, a family bathroom suite and two good sized double bedrooms. One of the bedrooms benefits from fitted wardrobes and the other has the added bonus of a uPVC French door leading you out to your rear garden, this could potentially be used as a dining room or a second bedroom.

The neatly paved driveway provides ample parking for several vehicles. The property has been well loved over the years, but would now benefit from some updating and improvements internally. The property also benefits from a good sized rear garden that is partially paved and partially laid to lawn.

22 Grasmere Road is situated a short stroll away from the popular village of Bare which joins onto the Morecambe Promenade, just a short walk from the property and is a fantastic place for families due to its great selection of amenities, parks and schools. It offers something for all the family; within walking distance of Happy Mount Park, the village centre offering a choice of pubs, cafes, shops and post office and the Morecambe Golf Club on your doorstep. There is also a train station offering regular connections to Morecambe and Lancaster City Centre and M6 access is approximately 4 miles away.





Location

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 too for the area and offers regular connections to Morecambe and Lancaster City Centre where the station is on the main West Coast line. Grasmere Road is also highly accessible for the road network with the Bay Gateway allowing quick access to the M6 motorway; Lancaster city centre where you'll find a wide range of services, excellent shopping, cinema and theatres. The airports at Manchester and Liverpool are 67 and 73 miles distant 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 ///locals.grace.bring

Tenure

Freehold

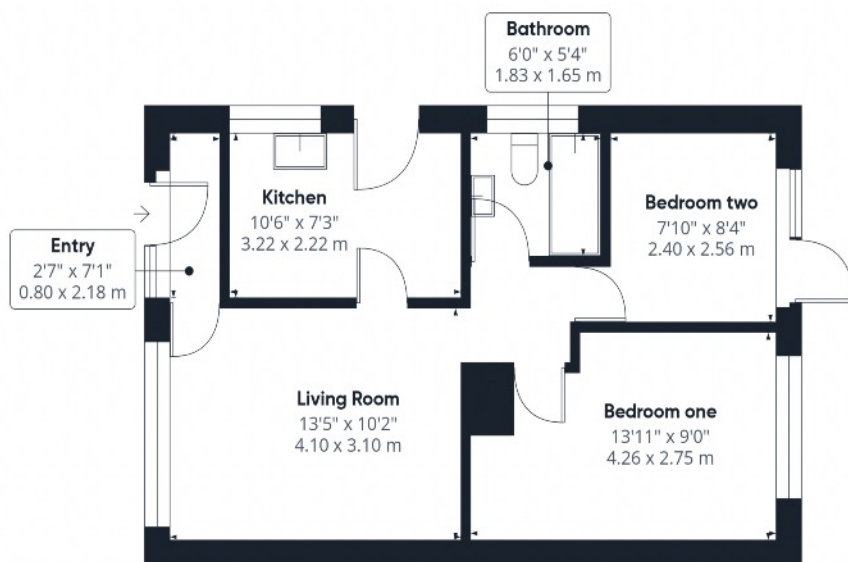
Services

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

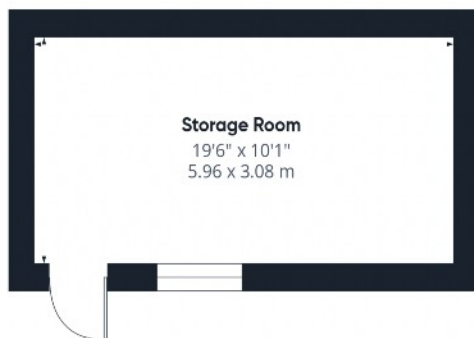
Local Authority charges

Lancaster City Council – Council Tax band C





Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 678 ft²
 62.9 m²

(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.

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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.