



13 Sizergh Road, Morecambe, LA4 6TL

Introducing this charming two-bedroom detached bungalow nestled on the highly sought-after Sizergh Road in the picturesque area of Morecambe and boasting an impressive South facing rear garden. This delightful property showcases a wealth of character, combined with modern comforts, making it the perfect home for those seeking tranquility and convenience. As you approach the bungalow, you are immediately captivated by its inviting facade and well-maintained exterior, which includes a mature courtyard garden and a lengthy driveway that provides off road parking and a car port. Internally, the bungalow briefly comprises of a relaxing lounge complete with feature fire place, a quality fitted kitchen which is then open plan to a conservatory dining area that over looks the delightful rear garden, two good sized double bedrooms with the master providing fitted wardrobes, plus, a three piece bathroom suite. There is also potential for buyers to increase the living accommodation by utilising the sizeable loft space which opens up the property to potentially larger families. Externally, the rear garden is truly a haven for nature enthusiasts and those who appreciate outdoor living. Spanning a generous size, it provides an idyllic space for relaxation, gardening, and entertaining with the well-maintained lawn area offering ample room for outdoor activities, while the mature trees and flowerbeds create a serene and private atmosphere. Whether it's hosting a barbecue with friends or enjoying a peaceful morning coffee, this garden offers endless possibilities. Completing this remarkable property is a detached garage, providing secure parking and additional storage space. A popular area, local amenities include supermarkets, regarded primary and secondary schools and plenty of local shops in Bare village. Furthermore, regular bus services and the Bay Gateway bypass enables easy access to the M6 motorway and Lancaster City centre, with the spectacular Morecambe Bay lying close by



Accommodation

Lounge

Inviting and spacious lounge complete with a feature fire place, windows to front and side aspects, radiator, ceiling and wall lights.

Kitchen

Quality fitted kitchen with a range of base and wall mounted units, four ring gas hob with fan oven beneath, integral fridge and freezer, plumbing for washing machine, access to large built in storage cupboard, sink and drainer unit. Also comes with a window to side aspect, ceiling lights and open plan with the conservatory dining area.

Conservatory / Dining Area

Versatile space primarily used as a dining / sitting area with windows over looking the stunning rear garden, radiator and ceiling light. A glazed patio door provides access out to the garden.

Bedroom One

Relaxing master bedroom with a range of fitted wardrobes, windows to side and rear aspects, radiator and ceiling light.

Bedroom Two

Another good sized double bedroom, with windows to front and side aspects, radiator and ceiling light.

Bathroom

Three piece suite comprising of a panel bath with shower over, a low flush WC and pedestal wash hand basin. With tiled walls, window to side aspect, radiator and ceiling lights.

External

To the rear is a beautiful and well maintained South facing garden that provides an idyllic patio seating area, a central lawn, well stocked raised flower beds and borders, along with a green house and the desirable detached single garage. To the front is an attractive mature garden that offers plenty of kerb appeal along with given privacy from the road, plus a lengthy driveway that extends down the side of the house and into a car port or the detached garage.

Council Tax

Band C







Total Area: 76.7 m² ... 826 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		84
81-91	B		
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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