





## 2 Farnlea Drive, Morecambe, LA4 6JU

A sizeable family home, situated in a convenient location. This fantastic four double bedroom detached home has everything and more. With three reception rooms, a separate utility room and two bathrooms with a separate WC, there is ample space for a growing family. This beautiful home provides a blank canvas for those looking for somewhere to make their own. With fantastic local primary schools and a train station within walking distance, this property is certainly well connected.

Built in 1996 as part of a development of just 5 properties, this relatively modern home has ample space and storage. Light fills this property to create a warm and welcoming home. With the village of Bare lying an approximate 10 minute walk away, a plethora of local bars and eateries provide a perfect social setting, whilst the dramatic Morecambe Bay shoreline provides the perfect backdrop for making memories.



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Porch

**9'3" x 4'3" (2.84 x 1.30)**

Built in 2003, this light and bright room is entered via a UPVC double glazed door with decorative stain glass detailing. With three UPVC double glazed windows and parquet style, wooden effect cushion flooring. This room leads into:

#### Hallway

**5'6" x 9'3" (1.70 x 2.82)**

Fitted with decorative stain glass detailed, UPVC double glazed window. With stairs lead to the first floor landing, coving and a radiator.

#### WC

Fitted with a two-piece suite fitted with WC and wash hand basin. With a UPVC double glazed frosted window, coat hooks and a radiator.

#### Living Room

**20'3" x 10'10" (6.18 x 3.32)**

A spacious room, providing the perfect backdrop for the whole family visit. Fitted with a UPVC double glazed internal window to the front, and UPVC double glazed French doors leading out to the rear garden. With coving to the ceiling and two radiators.

#### Office/Second Sitting Room

**10'6" x 9'4" (3.22 x 2.87)**

A versatile room, providing a perfect work from home office, hobby room or a child's playroom. Fitted with a UPVC double glazed window, coving and a radiator.

#### Kitchen

**15'7" x 9'3" (4.76 x 2.84)**

Fitted with a range of wall and base units with a complementary worktop over, a breakfast bar area and a one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring induction hob with extractor hood above. A high-rise microwave with oven below completes the appliances, with plumbing for a dishwasher and space for an undercounter fridge. With a useful built in understair storage cupboard, a radiator, and UPVC double glazed French doors leading into the Conservatory.

#### Utility Room

**5'10" x 5'9" (1.78 x 1.77)**

Fitted with a complementary worktop, with plumbing for a washing machine, and space for a tumble dryer and an undercounter freezer. Housing a Baxi central heating boiler, which is serviced yearly, this room has a UPVC double glazed frosted window, a useful clothe drying area and a radiator.

#### Conservatory

**11'4" x 10'2" (3.46 x 3.12)**

Of a UPVC double glazed and brick construction, this excellent room allows the inside and out to unite, with views across the private lawned garden. Built in 2000, the insulated tiled roof and PVC panelled ceiling keeps this room warm in colder months of the year. Fitted with laminate flooring and a radiator. UPVC double glazed French doors lead out to the rear garden.

#### First Floor Landing

Stairs lead from the entrance hall to a first floor landing. With a built in airing cupboard housing a hot water cylinder. There is fixed ladder access to a loft space which has power.

#### Bedroom One

**11'2" x 10'10" (3.41 x 3.32)**

Fitted a range of built in wardrobes, with matching bedside cabinets and overhead storage. With a UPVC double glazed window and a radiator. An internal door leads to:

#### Ensuite

Fitted with a three-piece suite consisting of a WC, wash hand basin and a shower cubicle, with tiled surround. With a UPVC double glazed frosted window, built in storage cupboard with a full length mirrored door, an extractor fan and a radiator.

#### Bedroom Two

**12'3" x 8'5" (3.75 x 2.57)**

A spacious room, fitted with a UPVC double glazed window. With two useful over stair storage cupboard and a radiator.

#### Bedroom Three

**9'8" x 8'9" (2.97 x 2.68)**

A bright and light room, fitted with a built in wardrobe with mirrored sliding doors. With a UPVC double glazed window overlooking the rear garden and a radiator.

#### Bedroom Four

**9'1" x 8'9" (2.79 x 2.69)**

A bright and light room, fitted with a built in wardrobe with mirrored sliding doors. With a UPVC double glazed window overlooking the rear garden and a radiator.

#### Family Bathroom

Fitted with a three-piece suite consisting of a WC, wash hand basin and a bath with an electric shower over and tiled surround. With a UPVC double glazed frosted window, an extractor fan and a radiator.

#### Outside

To the front of the property there is a fantastic block paved driveway, providing off road parking for approximately three cars. There is access to the rear of property to both sides of the property, via secure metal gates. To the rear, a laid to lawn private garden can be found, with a large flagged rear patio area, providing the perfect space for a sizeable table and chairs. With established tree hedging, planted borders and secure wooden fencing. A perfect garden for families, as there is ample space to run and play. There are outdoor plug sockets and a useful outdoor tap.

#### Garage

**10'4" x 8'6" (3.16 x 2.60)**

This attached garage provides the perfect place to store a small car. With an up and over electric roller shutter door, light and power.

#### Services

Mains electric, mains gas, mains water and mains drainage.

#### Council Tax

Band E – Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

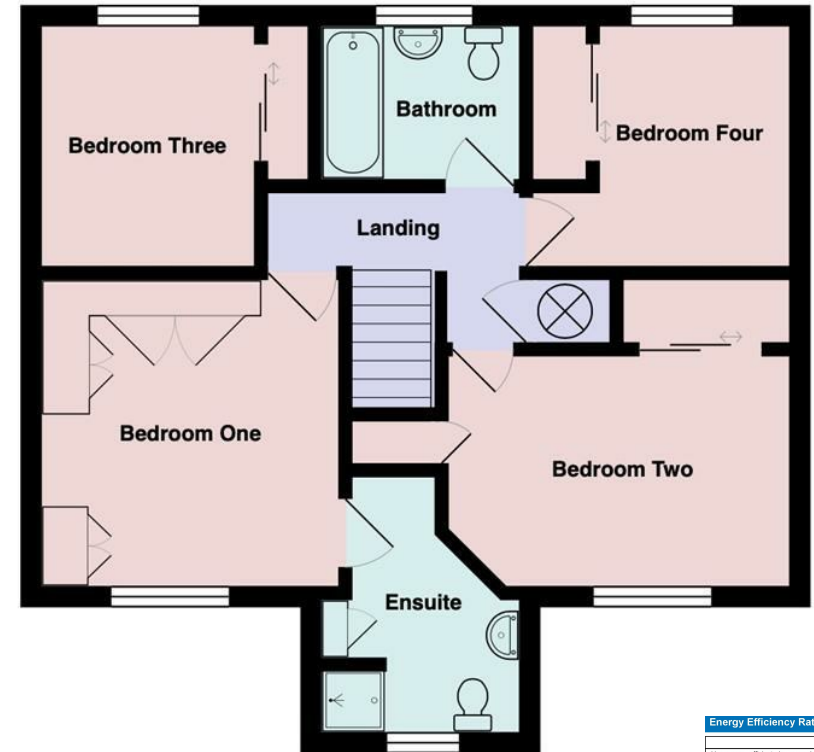












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		84
81-91	B		
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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