



28 Michaelson Avenue, Morecambe, LA4 6SE

A warm welcome awaits in this spacious and well presented "True Detached Bungalow". Enough room to have the whole family for a Sunday roast, yet cosy and easy to maintain. With two generous sized bedrooms, a large conservatory to the rear and easy to maintain gardens with summerhouse, this property has something for everyone. A workshop is located to the rear of this property and although it requires TLC, it provides the perfect space for those looking for a hobby room, workshop, gym or even a work from home office.

Conveniently positioned for local shopping amenities and the main Morecambe to Lancaster bus route, this beautiful bungalow will appeal to many. Closely located to the nearby Bare Lane Train Station, with Bare and Torrisholme village also being close by, this provides buyers with a good amount of amenities at your fingertips. With local shops, restaurants, florists and public houses, this fantastic area has a bustling community and with Morecambe Bay promenade a short driveway, there really is something for everyone.



Layout (with approx. dimensions)

Ground Floor

Entrance Hallway

Fitted with a feature UPVC double glazed stain glass panelled door, with UPVC double glazed side windows, allowing ample natural light to fill the hallway. A welcoming space, fitted with laminate flooring and a radiator.

Living Room

A large and spacious room, providing the perfect space for the whole family to visit. Fitted with a feature gas fireplace, a UPVC double glazed window and a UPVC double glazed port hole window. With coving to the ceiling and a radiator.

Bedroom Two

A bright and spacious room, currently adorned with two single beds, and ample space for additional furniture. Fitted with a UPVC double glazed window and a radiator.

Bathroom

Fitted with a three piece suite consisting of a WC and a wash hand basin set in a bathroom cabinet, and a jacuzzi style bath with a shower over, tiled surround and glass shower screen. With a UPVC double glazed frosted window, downlighters, tiled flooring and a heated towel rail.

Bedroom One

A bright and spacious room, fitted with a UPVC double glazed window and UPVC double glazed sliding doors leading into the rear conservatory. Fitted with a feature fan ceiling light, coving and a radiator.

Kitchen

Fitted with a range of wall and base units with a complementary worktop over and a one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a Stoves Rangemaster oven with 7 ring gas hob and extractor above. With plumbing for a washing machine and space for a fridge freezer. With a UPVC double glazed window overlooking the rear garden, a gas central heating boiler (approx. 2 years old), downlighters and a radiator. A drop down ladder provides access into a part boarded loft space. With access to eaves storage, light and power.

Conservatory

A large, light and bright room, perfectly secluded at the rear of

the property, providing an additional reception room with French doors providing access to a secure rear garden. Fitted with a feature fan ceiling light, tiled flooring with under floor heating and two radiators.

Outside

To the front of the property there is a fantastic flag paved driveway, providing off road parking for at least 2 cars. There is a small planted area with mature shrubs and AstroTurf, and stone walling. There is access to the either side of the property by secure wooden gates, to a large yet manageable rear garden. A stone chipped patio area provides the perfect setting for a BBQ with family and friends. Steps lead down to a concrete and AstroTurfed area, with an open faced summerhouse/bar area, again perfect for entertaining. With planted borders, wooden privacy fencing and stone flagged and chipped pathways. This leads to:

Workshop

This area of the property oozes potential. Originally used as a workshop, it is clear that the roof requires attention as does the general internal décor. Currently fitted with two UPVC double glazed windows and a UPVC double glazed entrance door, there are a selection of base units with complementary worktops over, and a WC in a separate room. Whilst light and power were once connected to this room, we advise an electrician looks at the power supply as we cannot confirm it is in a useable condition. This would make a perfect work from home area, a gym space, hobby room or simply a storage area.

Services

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

Council Tax

Band D – 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		
81-91	B		
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			78
			EU Directive 2002/91/EC

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