



## 86 Bare Lane, Morecambe, LA4 6RW

Needing no introduction, this beautiful 1920s home oozes character and charm. A blank canvas providing high amounts of potential for any purchaser wishing to create a truly exquisite family home. With large gardens and ample parking extending to approx. 0.13 acres, this semi-detached home has three large bedrooms, two generous reception rooms and ample space to extend further should the new owners require. No Chain.

Located near Bare Train Station this property is certainly well connect. With the M6 Bay Gateway a short drive away and local bus service points across the road, they both provide excellent access to Lancaster and further afield. For families, this impressive home has a range of highly regarded primary and secondary schools, as well as access to local shops, eateries and wine bars located in the nearby villages of Torrisholme and Bare.



## Layout (With Approx. Dimensions)

### Porch

Entered via an aluminium double glazed door with matching side window and decorative lead detailing. With tiled flooring and a wooden door leading into:

### Entrance Hall

With stairs leading to the first floor, a useful understair storage cupboard and a radiator.

### Living Room

A beautifully spacious room, perfect for entertaining the whole family. Fitted with a UPVC double glazed bay window with lead detailing, a decorative fireplace, coving to the ceiling and a radiator.

### Dining Room

A large and spacious room, fitted with a UPVC double glazed window overlooking the front garden and an internal wooden single glazed window, allowing ample natural light to fill this room,. With character beams to the ceiling and a radiator.

### Breakfast Kitchen

Fitted with range of wall and base units with a complementary worktop over and a sink unit with mixer tap and drainer. Fitted appliances include an integrated dishwasher, with a freestanding double oven with hob above and an extractor hood, and space for a fridge freezer. With two UPVC double glazed windows, tiled flooring and a radiator. With ample space for a dining table, an aluminium double glazed frosted door leads into:

### Utility Porch

Of a wooden double glazed construction, this room has plumbing for a washing machine, and aluminium sliding doors leading out to the rear garden.

### Bedroom One

Fitted with range of built-in wardrobes and drawers, with a vanity area and mirror. A warm and bright room fitted with a radiator and sliding aluminium doors leading into:

### Conservatory

Of a wooden double glazed construction, with aluminium sliding doors leading to the rear garden.

### Bathroom

Fitted with a three suite comprising a WC, a wash hand basin

and a bath with a shower over and a glass folding shower screen. With a UPVC double glazed frosted window, panelled ceiling, an extractor fan, tiled walls and a radiator.

### First Floor Landing

Stairs lead from the entrance hall, to small first floor landing. Fitted with a useful under eaves storage area which is split into two areas. A glass ceiling light allow ample natural light to flow into this family home, with a useful built-in cupboard providing ample storage, with useful shelving.

### Bedroom Two

A large and spacious room, fitted with a UPVC double glazed window with decorative lead detailing, and a radiator.

### WC

A fantastic room with potential scope to add a dormer and a shower room subject to planning permission being granted. Fitted with a WC and a wash hand, with a tiled surround. A Velux wooden double glazed window fills the room with light, with ample storage into the eaves and a radiator.

### Bedroom Three

By no means a small room, this spacious room is fitted with a UPVC double glazed window, a built-in home office area, and a useful storage cupboard housing a Vaillant gas central heating boiler. With access to eaves storage, wooden panelling and a radiator.

### Outside

To the front of the property, a large laid to lawn garden can be found with beautifully planted borders, including hydrangeas and lavender plants. A large tarmac driveway provides off-road parking for approximately 5 cars or larger vehicles including motorhomes and caravans, which leads to a double garage. A pathway leads to the front door, whilst metal decorative gates provide a secure entrance to the side, which leads to the rear. To the rear of the property, a large laid to lawn garden can be found with mature shrubs and trees. There is also a large paved patio area, perfect a dining table and chairs and alfresco dining.

### Double Garage

Fitted with wooden double doors leading into a double garage. With a sink unit set in storage cupboard, a wooden side entrance door and two UPVC glazed windows. With light and power.

### Outhouse

A fantastic storage area located at the end of the garage, fitted with a wooden entrance door.

### Services

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

### Council Tax

Band D - Lancaster City Council.

### Tenure

Freehold.

### Viewings

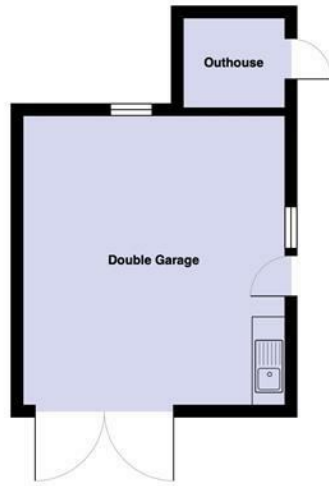
Strictly by appointment with Houseclub Estate Agents, Lancaster.

### 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 <b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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