



## 104 Low Lane, Bare, Morecambe, Lancashire, LA4 6PR

A well-proportioned and nicely presented two bedroom bungalow in Bare, Morecambe. Close to Bare Lane station and the Bay Gateway, providing easy access to Lancaster city centre and the motorway. You are close to the stunning Morecambe Bay with it's promenade full of shops, restaurants and attractions, so you'll never be stuck for things to do.

The warm and welcoming interior of the property boasts a large lounge and spacious kitchen, with two double bedrooms and a central three piece bathroom. The well-sized back garden provides lots of potential with a outhouse providing utility space and a wood shed at the end of the four car drive providing additional work and storage space.

A move in ready home, with all appliances available, and no onward chain, this is a fantastic opportunity to own a welcoming and well-presented bungalow within easy reach of local amenities.



## Ground Floor

### Hallway

A welcoming entrance hallway is accessed from the side of the property, with a comfortable carpeted floor, ceiling light and double panel radiator. The attic is accessed via a ladder through a push hatch in the ceiling.

### Living Room

**16'7" x 11'5" (5.05m x 3.48m )**

A spacious living room sits at the front of the property, with a double glazed bay window looking out to the greenery of the front garden. The carpeted floor boasts space for multiple seating and storage solutions, or to create a dining space, so you can tailor the room to your needs. An electric fireplace with a black stone surround forms the focal point of the room, with both a double panel and single panel radiator for additional warmth.

### Kitchen

**11'3" x 7'9" (3.44 x 2.37)**

A well-proportioned kitchen sits at the rear of the property with a double glazed bay window on the side aspect providing natural light with the sink and drainer built in below. Appliances include a four ring gas hob with oven, integrated fridge and freezer, plus a washer dryer, providing everything you need for a busy household. There's plenty of storage too, with over and undercounter cabinetry and a boiler cupboard in the corner. A double panel radiator is mounted on the wall, with a UPVC door leading out to the rear garden.

### Bathroom

**7'9" x 6'7" (2.36m x 2.01m )**

The bathroom sits at the centre of the home, with tiled walls and a frosted double glazed window on the side aspect. Featuring a three piece suite with a pedestal sink, low flush toilet and bathtub with overhead shower. A radiator sits above the vinyl floor with a ceiling light completing the space.

### Bedroom One

**9'0" x 12'10" (2.76 x 3.93)**

A carpeted double bedroom is situated at the rear of the property with a large double glazed window taking in the back

garden, creating a great view to wake up to. A single radiator sits against the wall, with ample floor space for a double bed and storage units.

### Bedroom Two

**8'11" x 9'8" (2.73 x 2.96)**

A newly carpeted double bedroom located at the front of the property with a large double glazed window onto the front garden. A single panel radiator sits below the window, with an extractor fan unit mounted on the wall. Great for use as a second bedroom, or as a second reception room/ home office space, depending on your needs.

### External

A well-proportioned, low maintenance rear garden features a large flagged patio directly behind the house leading to a gravel patch to the rear. The large garden packs loads of potential. A wooden shed sits at the end of the main driveway with a small outhouse on the rear of the building with power and plumbing, ideal for an external utility room or store for garden gadgets.

The front of the property boasts a paved area with established tree centrepiece, bordered by mature bushes and shrubs for privacy and green views from the front of the house. A four car driveway runs up the side of the property, providing ample parking for family, friends and visitors, or for a campervan depending on your needs.

### Additional Information

Freehold. Council Tax Band C. Landlord Gas & Electric Certification.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		87
(81-91)	B		
(69-80)	C	69	
(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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