





## 5 Azalea Grove, Morecambe, LA4 6TU

Located at the head of a quiet cul-de-sac, this delightful one bedroom, semi detached home oozes warmth and potential. Improved in its short ownership, this home has been rewired throughout in 2023, upgraded with a modern shaker style kitchen and has had plans drawn to extend into the loft, to create a two bedroom home (although there is scope for further development, subject to planning). With a large wrap around garden, garage and hobby room, this home is ideal for someone looking to downsize, or families looking to create their dream home.

Located on outskirts of Bare in Morecambe, this property is certainly well connected. With Bare Train Station and the M6 Bay Gateway a short drive away, and local bus service points, they all 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)

### Entrance Vestibule

Fitted with a UPVC double glazed door with stained glass detail. With a built-in storage cupboard housing the meters and laminate flooring. This room opens into:

### Living Room

**19'4" x 10'11" (5.91 x 3.33)**

A bright and spacious room fitted with a feature electric fireplace, set in a slate surround and hearth. With a UPVC double glazed window, wall mounted shelving, two wall lights, laminate flooring and a radiator.

### Inner Hall

Providing access to the bedroom, bathroom and kitchen, this area is fitted with access to loft space, downlighters and laminate flooring.

### Bedroom One

**11'8" x 8'2" (3.57 x 2.51)**

Fitted with two UPVC double glazed windows overlooking the side and front gardens. With a wall mounted shelf, downlighters, laminate flooring and a radiator.

### Shower Room

**7'2" x 4'11" (2.19 x 1.52)**

Fitted with a three-piece modern suite comprising a WC, a wash hand basin and a large shower cubicle with a PVC surround. With a UPVC double glazed frosted window, tiled walls, a PVC ceiling and a radiator.

### Open Plan Kitchen Diner

**19'7" x 11'2" (5.98 x 3.42)**

Recently installed with a shaker style kitchen, this room comprises of a range of wall and base units with a complementary butchers block wooden worktop over and a Franke sink unit with mixer tap and drainer. Appliances include a four ring induction hob with extractor above, a high rise oven, an integral dishwasher and fridge freezer. With three UPVC double glazed windows overlooking the private rear gardens, a UPVC double glazed rear door with stain glass detailing, downlighters, laminate flooring and a radiator.

### Outside

To the front of the property, there is a small garden area, currently laid with bark and a flagged pathway providing a low maintenance garden. To the side there is off-road parking which leads to detached garage and store, and to the rear a large wraparound garden can be. Beautifully stocked with mature trees and shrubs which include hydrangeas, acers and fuchsias. This provides the perfect space to sit back and relax, or equally entertaining guests.

### Garage

**18'10" x 8'8" (5.76 x 2.66)**

Split into two, to the front of the garage a storage area can be found. Fitted with an up and over door, and a UPVC double glazed window. To the rear, a room has been partially created providing the perfect place for a multitude of uses, such as a gym, work from home space, a hobby room or simply a workshop. To the side of the garage a canopy area has been created with flagged paving, providing the perfect area to sit out.

### Please Note:

The vendor has had plans drawn to extend the property into the loft space however they haven't been passed for planning. Please contact our office where copies can be provided.

### Services

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

### Council Tax

Band C - 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.

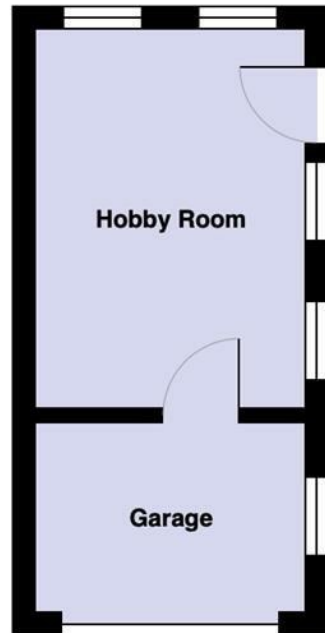












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		61
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



# Your Award Winning Houseclub

