



9 Wakefield Avenue, Morecambe, LA4 6DY

A beautifully presented two bedroom detached bungalow on a desirable street in Morecambe. Within easy reach of local shops and train station, and with transport links to the Bay Gateway offering access to the motorway, you are perfectly placed for an active working and social life. The promenade, with its array of cafes, shops, pubs and attractions means you'll never be stuck for things to do nearby.

The property has excellent kerb appeal, being very well cared for with new windows and doors in recent years. The front of the house boasts a large lawn, bordered by bushes and shrubs, with a long driveway running down the side of the building providing plentiful off-road parking. Internally well-proportioned living spaces and comfortable sleeping spaces have been equally well cared for, with new flooring and decoration. The rear of the house boasts a large landscaped garden and a detached garage.

The house is move in ready, with much of the furniture and appliances available for negotiation, and offered with no onward chain. A fantastic opportunity to own a contemporary and comfortable house and create your welcoming new home.



Location

Located within easy reach of local shops and amenities, close to Bare Lane train station, this house provides a convenient base for life. You are a short trip away from the promenade, with it's outstanding natural views and plethora of shop, cafes, restaurants and attractions, so you'll never be stuck for things to do.

Hallway

12'3" x 9'1" (3.75 x 2.78)

The carpeted hallway connects the living and sleeping spaces, with a composite external door to the side of the property. A double panel radiator sits against the wall with a ceiling light and overhead access to the attic.

Living Room

16'7" x 10'5" (5.07 x 3.19)

A large carpeted living room sits at the front of the property with a gas fire in a light stone surround providing the focal point of the room. A large double glazed bay window fills the space with light, with a central ceiling light and two wall lights for the evening. A double panel radiator sits against the wall by the door adding to the comfort of the room. With ample floor space for sofas, side tables and units, it is perfect for gathering friends and family, or simply relaxing in the evenings.

Kitchen

12'2" x 9'3" (3.72 x 2.83)

The spacious kitchen sits at the back of the house, with an external composite door and large double glazed window looking out over the landscaped rear garden. Appliances include four ring gas hob with double oven below, a 1.5 sink and drainer plus an under counter washing machine and a tall freestanding fridge, up for negotiation. There is plenty of storage with over and under counter cabinetry. There is space by the door for a small dining table, with a double panel radiator mounted on the wall beside. Spotlighting adds to the light and bright feel of the space.

Boiler Cupboard

2'5" x 1'7" (0.75 x 0.5)

Accessed from the hallway is a small boiler cupboard, housing the boiler and with shelf space for storage of household gadgets and linen.

Bathroom

8'0" x 5'2" (2.46 x 1.59)

The modern bathroom sits off the hallway, with a frosted double glazed window on the side aspect and spotlighting above. The suite includes a large corner shower unit, pedestal sink, LED illuminated mirror, low flush toilet and black heated towel rail. Black tiled flooring and contemporary tiling to the ceiling make for a beautiful bathroom.

Bedroom 1

12'6" x 11'8" (3.83 x 3.58)

A well-proportioned double bedroom is located at the front of the property, with a double glazed window onto the front garden. The room has built in wardrobes plus plenty of space for a bed and storage units, with a fresh grey carpet underfoot.

Bedroom 2

14'7" x 9'11" (4.47 x 3.04)

An inviting double bedroom or second reception room sits at the rear of the property with large French doors out to the rear garden that fill the space with light. There is space on the recently carpeted floor for a double bed and storage, or a dining table and seating. The space is currently used as a reception room that can be opened up in the warmer months, with sofas, chairs and a dining table whilst still feeling bright and spacious.

Attic

Accessed by a hatch above the hallway, the attic is part boarded with electric lighting and runs the length of house providing plenty of storage space.

Garden

The large rear garden has been landscaped to create a large patio seating area directly behind the house. There is a small rockery garden with a paved pathway leading up to the manicured lawn behind, bordered by plant bedding with established trees and shrubs. There is side access from the drive and a side door into the detached garage.

Garage

A detached garage sits at the end of the side driveway, with an up and over door, and a double glazed side window beside

the wooden door from the garden. With electric lighting and sockets this is a fantastic space for a home workshop, or for use as storage for vehicles and garden machinery.

Exterior

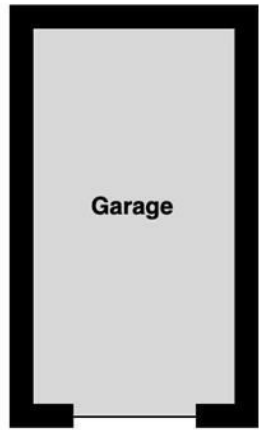
The property has excellent kerb appeal. A large lawned front garden separates the house from the road, bordered by mature bushes and plants. A tarmac and block paved driveway runs up the side of the property with ample space for 5 cars, perfect for family gatherings.

Additional Information

Freehold. Council Tax Band C.







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

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