



31 Bay View Avenue, Slyne,
Lancaster, LA2 6JS

31, Bay View Avenue, Slyne, Lancaster

The property at a glance

- Magnificent Semi Detached True Bungalow
- Two Double Bedrooms
- Stylish, Bay Fronted Lounge
- Stunning Kitchen Dining/Living Space
- Sought After Location in Slyne-with-Hest
- Modern Three Piece Shower Room
- Generous Plot; Potential to Extend
- Council Tax Band C
- Freehold
- EPC Rating C

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£289,950

Get to know the property

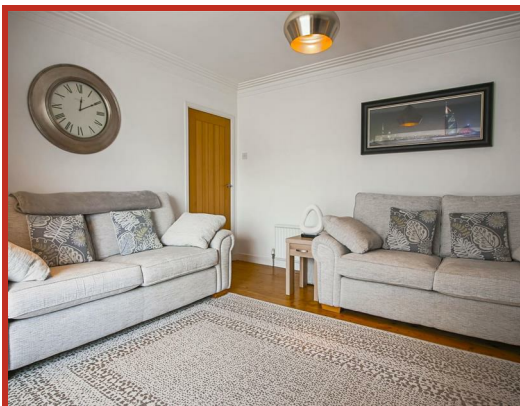


A truly spectacular and welcoming two bedroom home set on a superb corner plot in the desirable village of Slyne-with-Hest. This magnificent semi detached true bungalow is not one to miss!

Offering well proportioned and beautifully presented accommodation set over one level that has been immaculately kept and is ready for a buyer to move straight into and enjoy. Entrance from the front elevation takes you through the vestibule and into the hallway - on one side you will find the stylishly decorated lounge which is flooded with natural light from the bay window and features a log burner stove set in an exposed brick surround - perfect for those cooler winter days and for that cosy ambience.

On the opposite side of the hallway is the two bedrooms; both double rooms with space for wardrobes/bedroom furniture. The contemporary shower room offers a three piece suite in white comprising corner shower cubicle with direct feed power shower, low flush WC and vanity wash hand basin, with fully tiled walls and marble effect laminate floor to complement.

At the end of the hallway there are sliding doors into to the stunning open plan kitchen dining/living space which offers a range of sleek, modern fitted kitchen units in a light grey with white Quartz worktops extending to a breakfast bar. The stylish units are from Howdens and are made of solid wood, fitted just two years ago in 2021. Additionally the kitchen benefits from integrated appliances including double oven, hob, extractor unit, dishwasher and fridge freezer. Positioned off the kitchen is a useful walk in pantry and a utility room/porch with plumbing for washing machine. From the dining/living area there are patio doors opening out to the rear garden, making this a great space for entertaining guests.





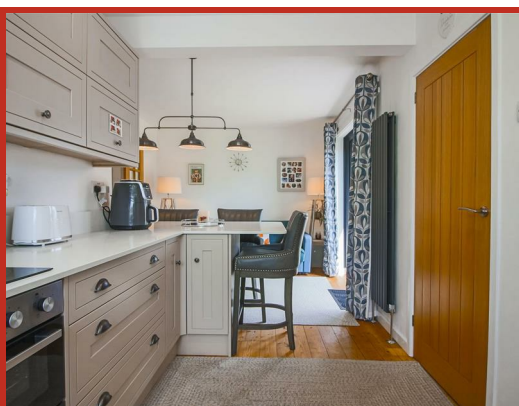
The substantial sized corner plot benefits from a driveway with space for three/four cars (or even space for a motorhome!) leading to a detached garage with electric up and over door. Ease of maintenance was taken into account when landscaping the front garden, offering an artificial lawn with diamond feature slate bed and pebbled border, with paved path to the front entrance. The delightful rear garden is a two tier outdoor space with paved seating area and steps up to a generous lawn with shrub beds and further patio seating area.

The size of the plot would allow for extension to the property to create a larger family home by extending to the side and/or rear and upwards into the loft space (subject to the relevant permissions).

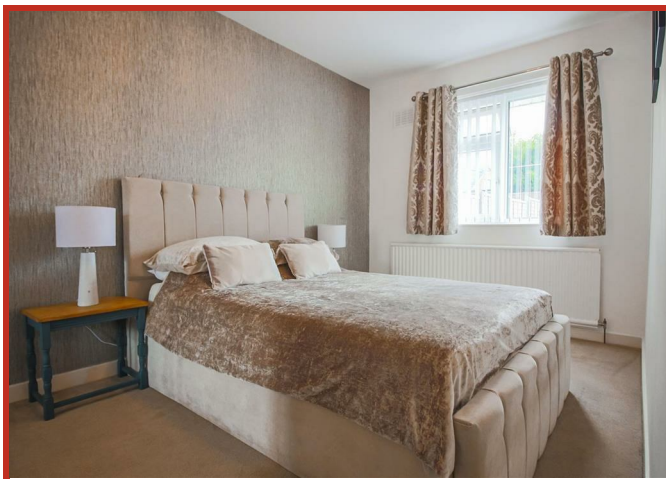
Situated in Slyne-with-Hest, the property is in a sought after area close to all local amenities including a popular primary school, pharmacy, Londis convenience store with Post Office, pub and restaurant, hairdressers, memorial hall and church. Additionally the village boasts its own recreational ground with children's play area, football field, tennis court and bowling green! It is a wonderful, leafy green space - perfect for walks and particularly popular for dog walking. Transport links include good bus routes to surrounding areas including Lancaster City Centre and The Bay Gateway which provides excellent access to the Morecambe area, port of Heysham and the M6 motorway.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



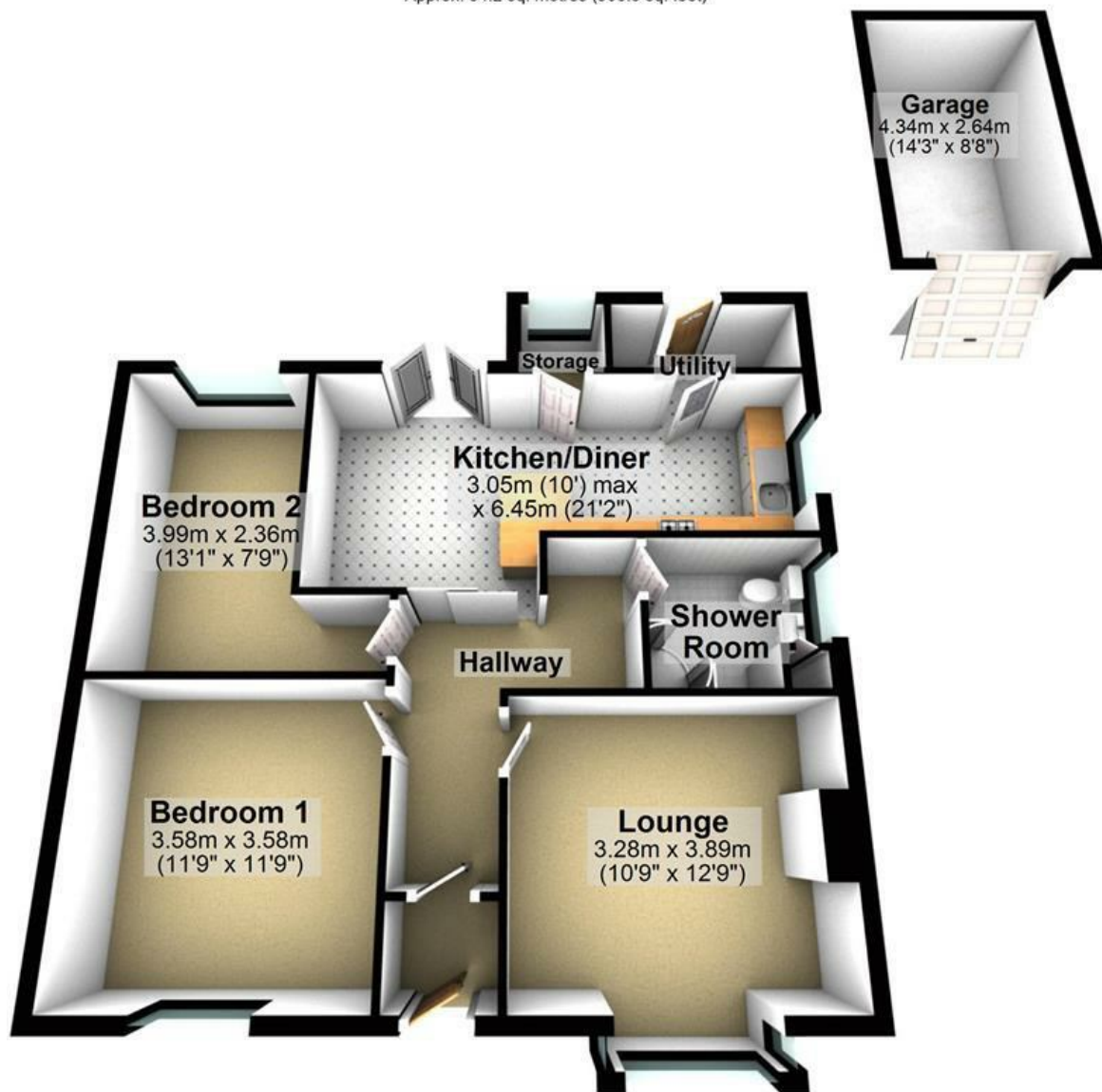
31 Bay View Avenue,
Slyne, Lancaster, LA2 6JS





Ground Floor

Approx. 84.2 sq. metres (906.3 sq. feet)



Total area: approx. 84.2 sq. metres (906.3 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



Working in association with
JANE PARTON
 MORTGAGE STUDIO

01524 967000

www.janepartonmortgagestudio.co.uk

Offices in Morecambe & Lancaster:

2a China Street, Lancaster, LA1 1EX

37 Princes Crescent, Bare, Morecambe, LA4 6BY

316 Lancaster Road, Torrisholme, Morecambe, LA4 6LY



GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		85
	(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	