



25 Hexham Road, Morecambe,
LA4 6QB

25, Hexham Road, Morecambe

The property at a glance 3 1 1

- Detached Bungalow
- Three Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band C
- EPC Rating D

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£250,000

Get to know the property



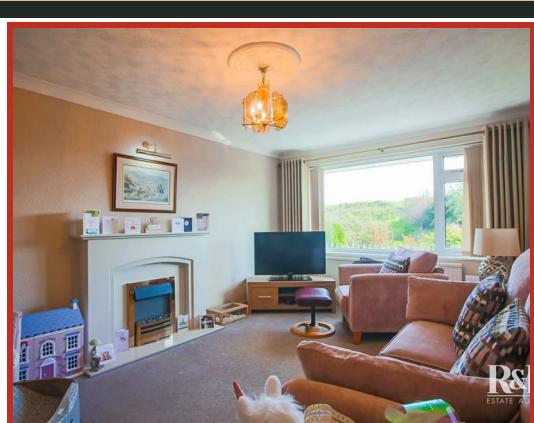
Set in an elevated position with an underbuilt garage, this three bedroom detached bungalow is set in the desirable location of Bare.

With driveway parking in front of the garage there are then steps leading up to the main entrance which is located to the side of the property. On this floor you will find a generous sized lounge featuring electric fireplace upvc window to the front elevation allowing plenty of light into the property. There are also two bedrooms one of which is a large double with built in wardrobes. The family bathroom can be found off the main hallway and features dual flush WC, hand washbasin and panelled bath with overhead shower. The kitchen is to the rear with access out to the garden. The kitchen features a range of wall and base units with a granite effect work surface. Up the stairs from the main hallway you will find converted loft room currently used as a bedroom with access into eves storage.

Externally the property has a rear gravelled garden with borders for plants and shrubs. To the front of the property there is a balcony area for enjoying the views on offer.

Situated within a sought after area in Bare, the property is close to a range of local amenities including; shops, primary schools, pharmacy and bus routes. 'The Bay Gateway' link road provides swift access to the M6 motorway and Lancaster City Centre, Morecambe Town Centre and Heysham are all within easy reach.





Ground Floor

Entrance Hallway

UPVC double glazed front entrance door, coving, smoke alarm, stairs to the first floor and doors to reception room, kitchen, two bedrooms and shower room.

Reception Room

4.90m x 3.28m (16'1 x 10'9)

UPVC double glazed window, central heating radiator, electric fire, coving and ceiling rose.

Bedroom Two

3.71m x 3.30m (12'2 x 10'10)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving and ceiling rose.

Bedroom Three

2.92m x 2.87m (9'7 x 9'5)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

Kitchen

3.23m x 2.87m (10'7 x 9'5)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect surfaces, space for cooker, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, tile effect flooring and door to the rear.

Bathroom

2.03m x 1.68m (6'8 x 5'6)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with electric feed shower overhead, tiled elevations and tiled flooring.

First Floor

Bedroom One

5.84m x 3.23m (19'2 x 10'7)

Two hardwood Velux windows, central heating radiator, fitted storage and eaves access.

External

Front

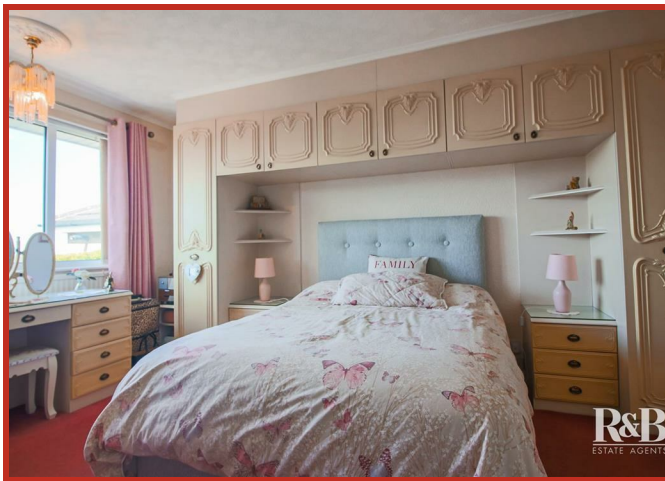
Off road parking for one vehicle.

Rear

Enclosed resin and gravel chipped garden with planted borders.



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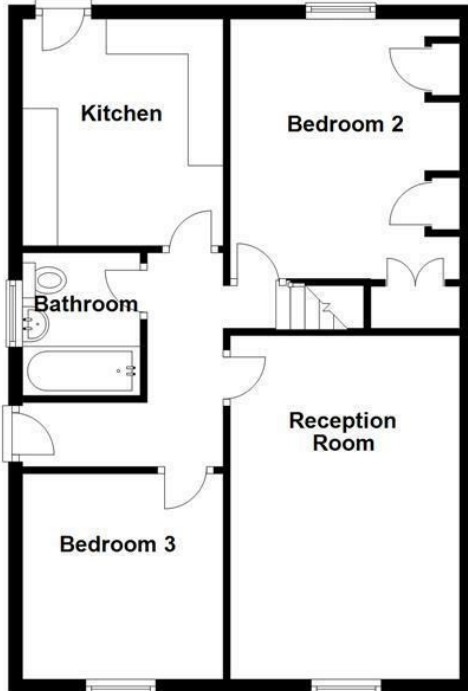
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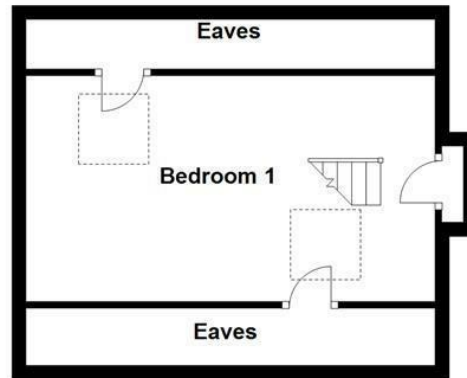
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Take a nosey round

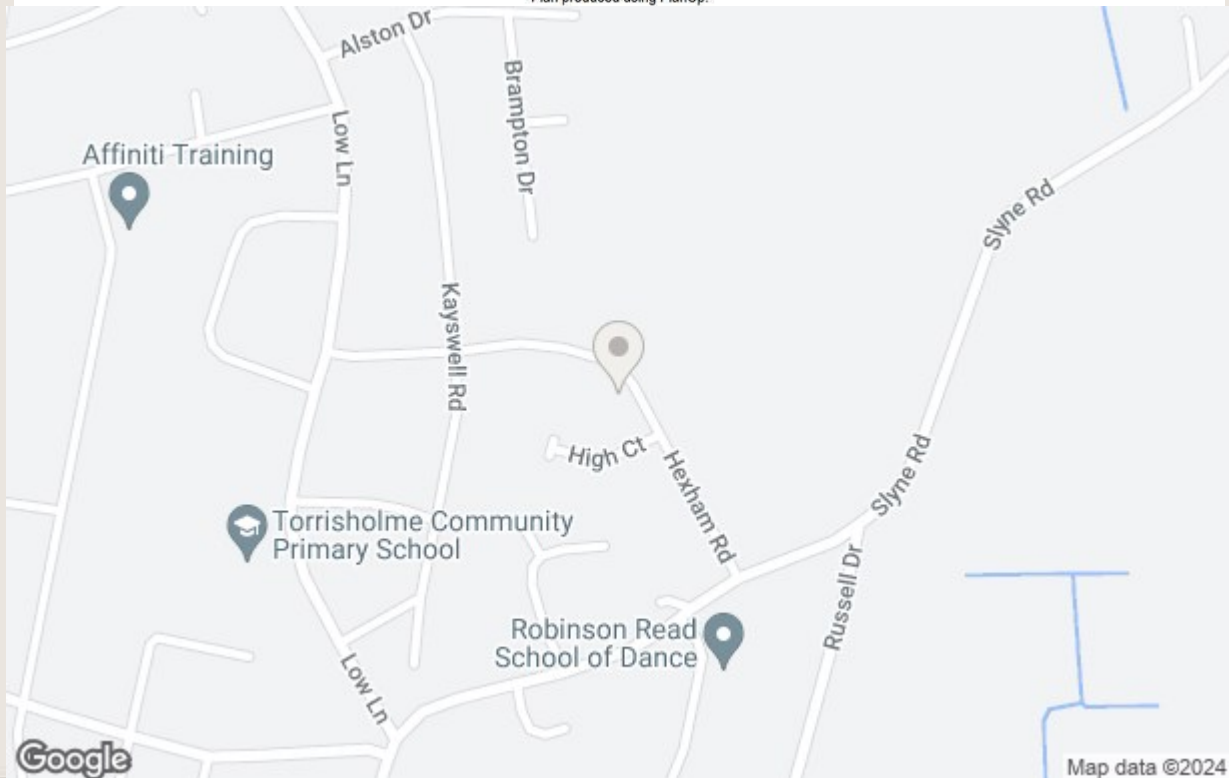
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) 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		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	