



Waters Edge The Shore, Hest Bank,  
Lancaster, Lancashire, LA2 6EQ

Waters Edge, The Shore, Hest Bank, Lancaster

## The property at a glance **4** **2** **3**

- Superb Three Bedroom Detached House
- Highly Desirable Location on The Shore
- Stunning, Panoramic Sea Views to Rear
- Self Contained One Bedroom Annexe
- Modern Kitchens & Bathrooms
- Generous Room Sizes Throughout
- Driveway & Attached Garage
- Delightful Front Garden & Low Maintenance Rear Garden
- Freehold, Council tax band F
- EPC rating D

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**£475,000**

# Get to know the property



This wonderful three bedroom detached residence is set on The Shore with spectacular, panoramic sea views over Morecambe Bay towards the Lake District! Available with no chain delay and further boasting a self contained annexe, delightful gardens, driveway and garage.

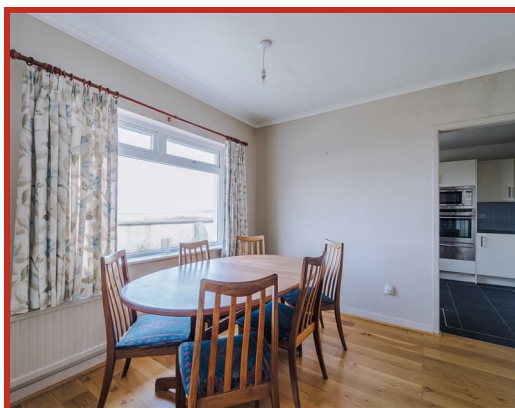
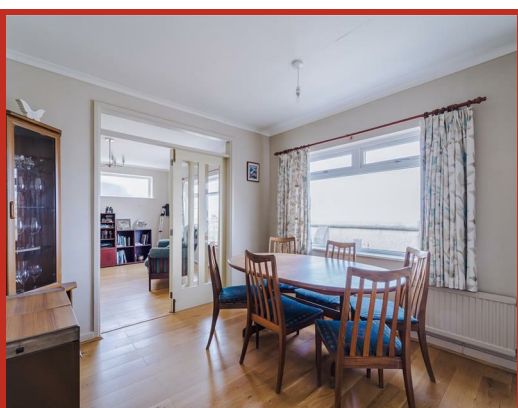
The main house offers generous accommodation set over two floors and the annexe offers first floor accommodation above the garage.

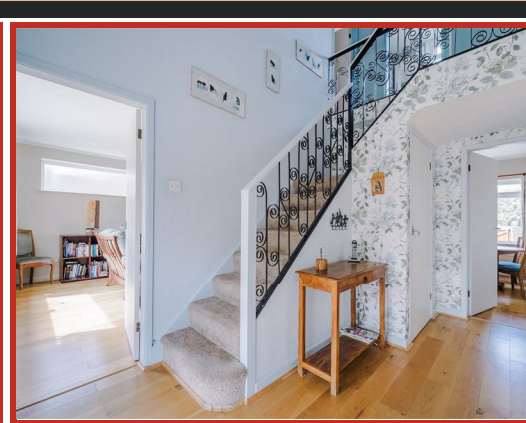
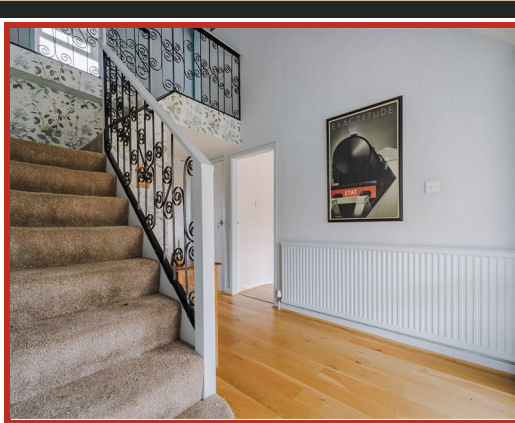
Upon entrance to the main house you step into a welcoming hallway which provides access to lounge, kitchen and ground floor bedroom. The generous lounge has windows to three elevations, filling the room with natural light and offering superb sea views to the rear. Double doors from the lounge open to the dining room, which also offers a fantastic sea view.

The modern fitted kitchen offers a range of wall and base units in cream gloss with contrasting granite effect worktops and integrated appliances including oven, warming drawer, microwave, hob with extractor hood over, fridge freezer and dishwasher. Positioned just off the kitchen is a useful utility room with plumbing for washing machine, space for dryer and additional fridge/freezer. From the utility room there is access to the ground floor WC and internal access to the garage.

Completing the ground floor is the double bedroom, which is currently set up as a study/home office, demonstrating the flexibility of the space on offer.

Rooms to the first floor include two further double bedrooms - both with built in wardrobes - and a stylish shower room with contemporary three piece suite comprising walk in shower enclosure, low flush WC and wash hand basin, fully tiled to complement and benefiting from a heated towel rail and wall mounted storage cabinet in grey.





Ideal for a dependent relative or even an independent teenager, the well proportioned annexe briefly comprises of a good sized lounge, modern fitted kitchen, shower room and double bedroom. Both the lounge and bedroom boast sea views to the rear and the kitchen offers cream wall and base units with integrated oven, warming drawer, hob with extractor hood over and fridge freezer. From the kitchen there is access out to a metal staircase providing private entrance to the annexe, however the annexe can also be accessed internally from bedroom three of the main house.

Externally, there is a large garden frontage to the property - attractively presented with a lawned area, flower borders, raised garden pond and a paved patio area ideal for seating. Additionally, there is a brick built potting shed, storage room adjacent to the garage and ample space for off road parking on the block paved driveway. The rear has been landscaped with the ease of maintenance in mind, offering gravelled, paved and decked areas with a flower border and gated access out to the shoreline.

Located in the sought after village of Hest Bank, within a few minutes walk of the shore and nearby local amenities include village stores, primary school, village hall and bus routes to Lancaster and Morecambe. Lancaster Canal is also just a short walk away. The M6 motorway is easily accessible, providing links to areas further afield including the Lake District.

Please note - the property is on mains electricity, oil fired central heating (boiler replaced in 2021) and has a septic tank.

### **Disclaimer**

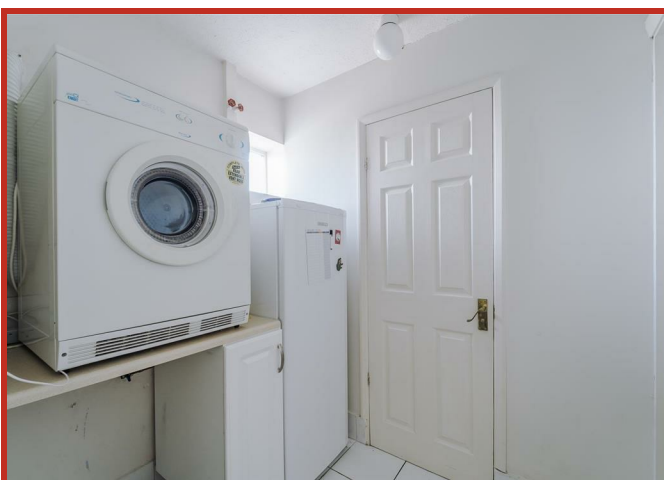
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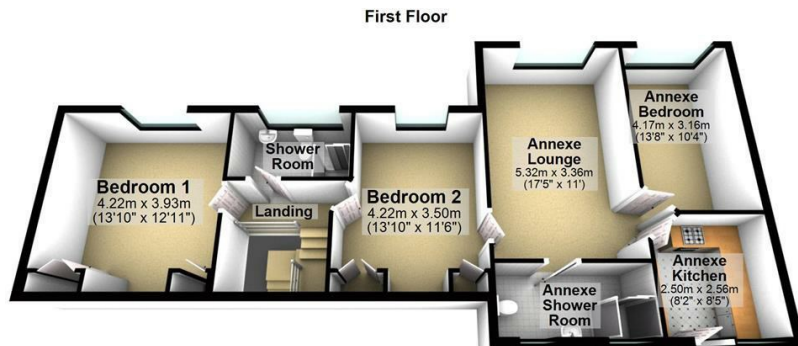
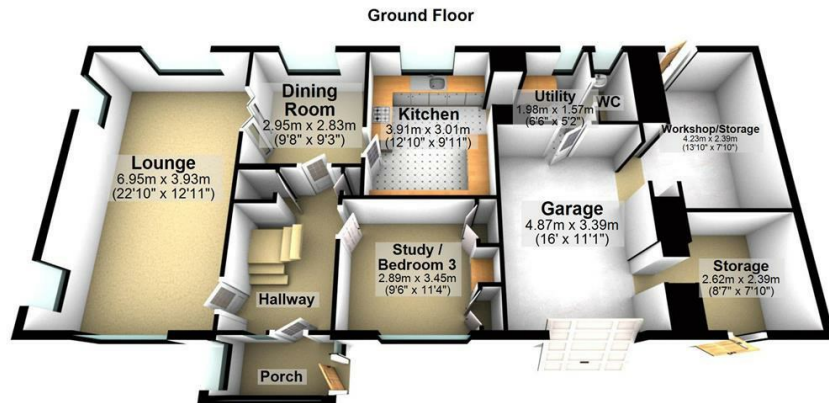


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# Take a nosey round



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.



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