



1 Happy Mount Court,
Morecambe, LA4 6HX

1, Happy Mount Court, Morecambe

The property at a glance

4  2  3 

- Magnificent Detached Family Residence
- Four Double Bedrooms & Two Reception Rooms
- Delightful Conservatory & Generous Kitchen Diner
- Double Glazing, Gas Central Heating, Ground Floor WC
- Close to Sea Front & Princes Crescent Amenities
- Wrap Around Gardens, Driveway & Double Garage
- Sought After Cul de Sac Location in Bare
- Council tax band F
- Freehold
- EPC Rating D



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£485,000

Get to know the property



An exquisite, four double bedroomed detached residence built circa 1985 in a highly desirable cul-de-sac location in Bare, just a short distance to the sea front!

Boasting generous accommodation, beautifully landscaped gardens, a detached double garage and driveway - this property has everything you could wish for in a family home.

A warm welcome awaits within; the hallway tastefully presented with Kardean flooring and benefiting from a cloaks cupboard and ground floor WC. In turn, there is access through to the lounge and the breakfast kitchen. The generously proportioned lounge is filled with natural light from the front facing window, and features a coal effect, living flame gas fire set in an ornate marble surround - an impressive focal point for the reception room. From here there is access through to the dining room, which then leads through to the conservatory; the interconnected rooms means the space is ideal for hosting and entertaining guests.

The stunning breakfast kitchen offers a wide range of wall and base units in a sleek, grey gloss with worktops extending to a breakfast bar. Furthermore the kitchen incorporates a range of integrated appliances including oven and grill, microwave with grill, warming drawer, gas hob, extractor hood, plus space for fridge freezer, dishwasher and plumbing for washing machine.





Rooms to the first floor include four double bedrooms, two with fitted wardrobes, and a sublime bathroom suite offering fitted bath, corner shower cubicle, floating effect vanity wash hand basin and dual flush WC, with fully tiled elevations to complement.

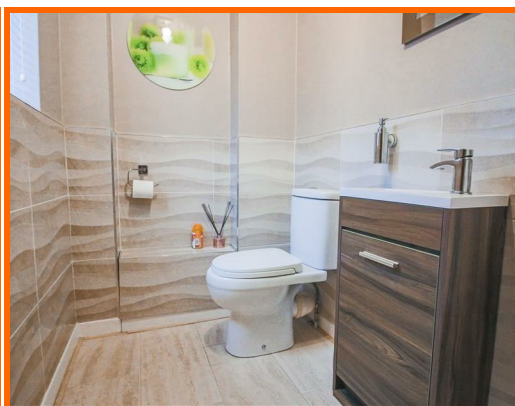
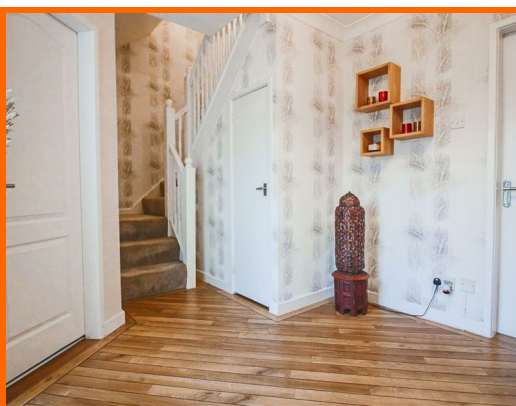
Additionally, the property benefits from double glazing and gas central heating throughout, security alarm system, external power points and lighting plus a detached garage with power supply and electric up and over door. In front of the garage there is space for off road parking.

The wonderful garden wraps around the property; the immaculately maintained front is largely lawned and the side and rear have been beautifully landscaped with ease of maintenance in mind, offering artificial lawns, Indian stone paved patio and shrub borders, with mature hedging and fenced perimeters enclosing the space for privacy.

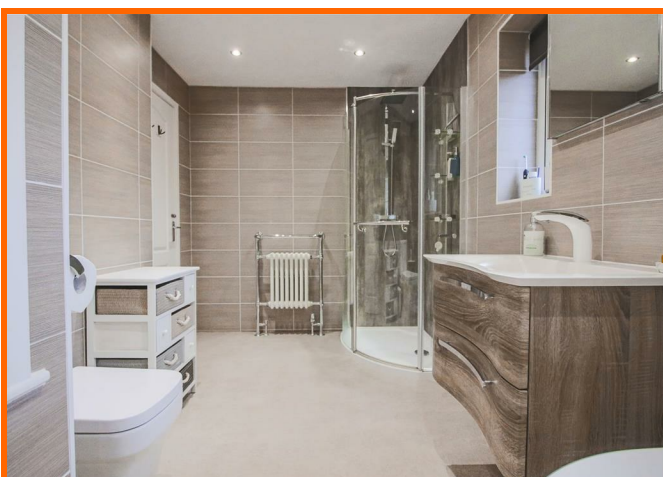
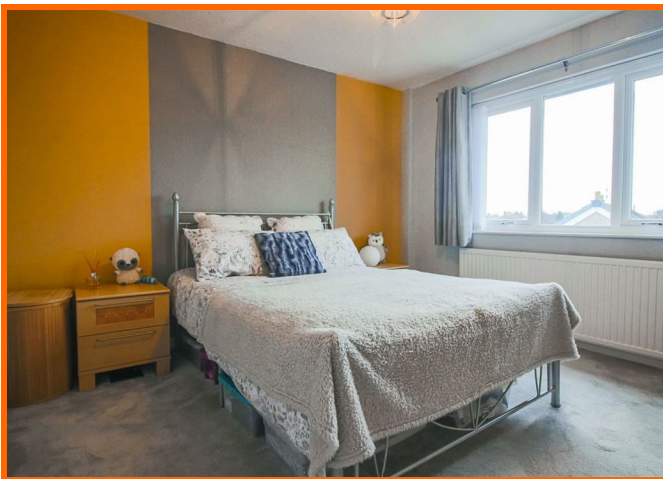
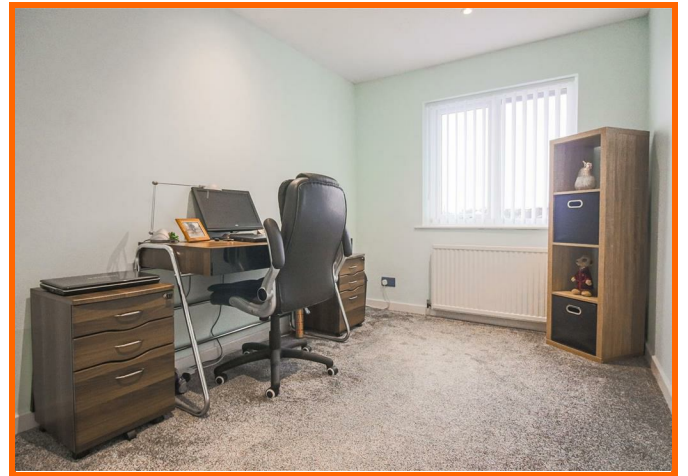
The property is situated close to Princes Crescent and Bare Village amenities, including shops, schools, post office, bus routes and train station providing access to Morecambe Town Centre, Heysham and Lancaster City Centre. The M6 link road 'The Bay Gateway' affords swift access to the motorway network and The Lake District beyond. The house is also only a 10 minute walk to Happy Mount Park & Morecambe Golf Club - two popular local attractions.

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.



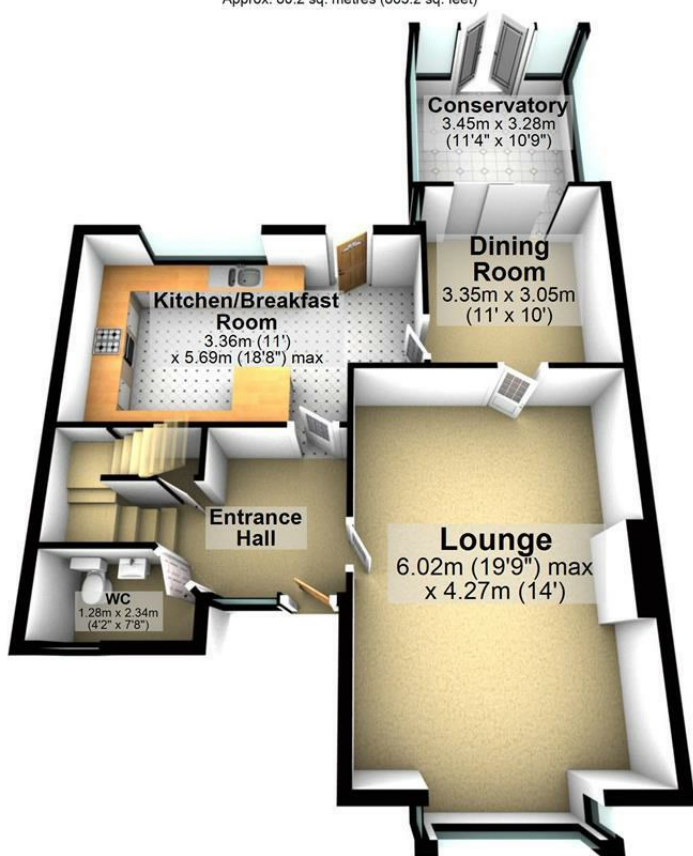
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Ground Floor

Approx. 80.2 sq. metres (863.2 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.5 sq. feet)



Total area: approx. 144.6 sq. metres (1556.7 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.

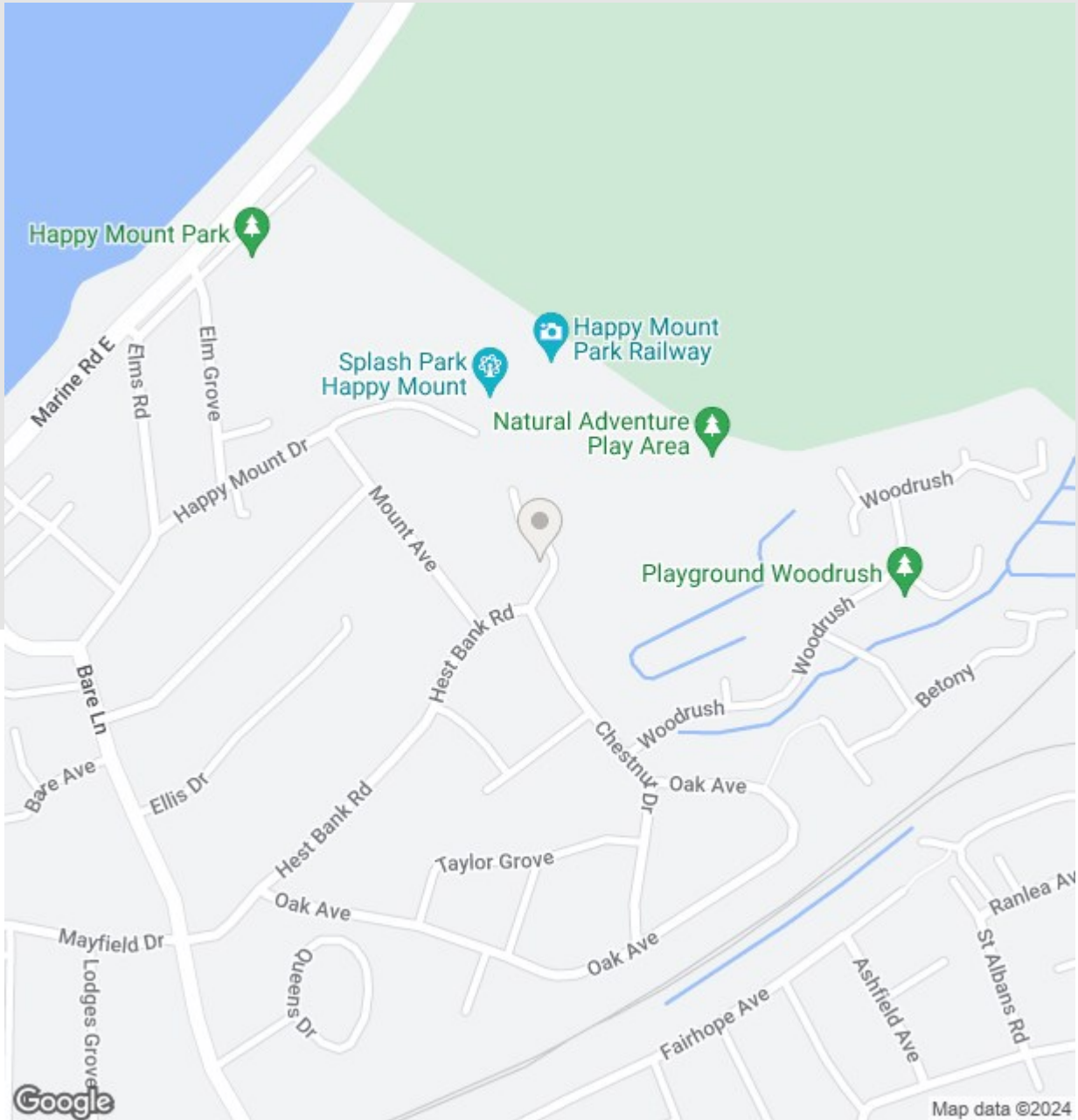
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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(65-80) B
(65-80) C			(55-68) C
(55-64) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	62	82
			England & Wales
			EU Directive 2002/91/EC