



44 Marine Drive, Hest  
Bank, Lancaster, LA2 6EB

44, Marine Drive, Hest Bank, Lancaster

## ***The property at a glance***

4  2  2 

- No chain delay!
- Unique Semi Detached Property
- Stunning, Uninterrupted Sea Views
- Four Bedrooms, En-Suite & Balcony To Master
- Spacious & Stylish Kitchen Diner
- Impressive Conservatory Boasting Panoramic Views
- Beautiful Rear Garden Overlooking The Shore
- Freehold
- EPC rating D
- Council tax band D



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# **£435,000**



# Get to know the property



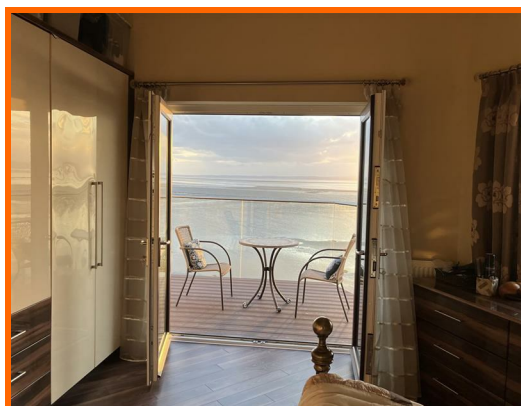
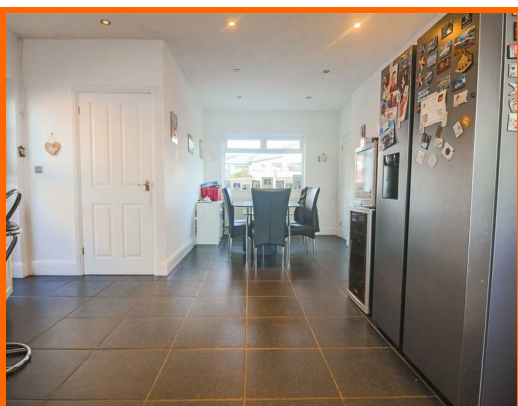
Exquisite Semi Detached Property boasting uninterrupted sea views across Morecambe Bay and to the Lakeland Hills. Positioned in the sought after location of Hest Bank with stunning walks, Morecambe Golf Club and Happy Mount Park all within easy reach.

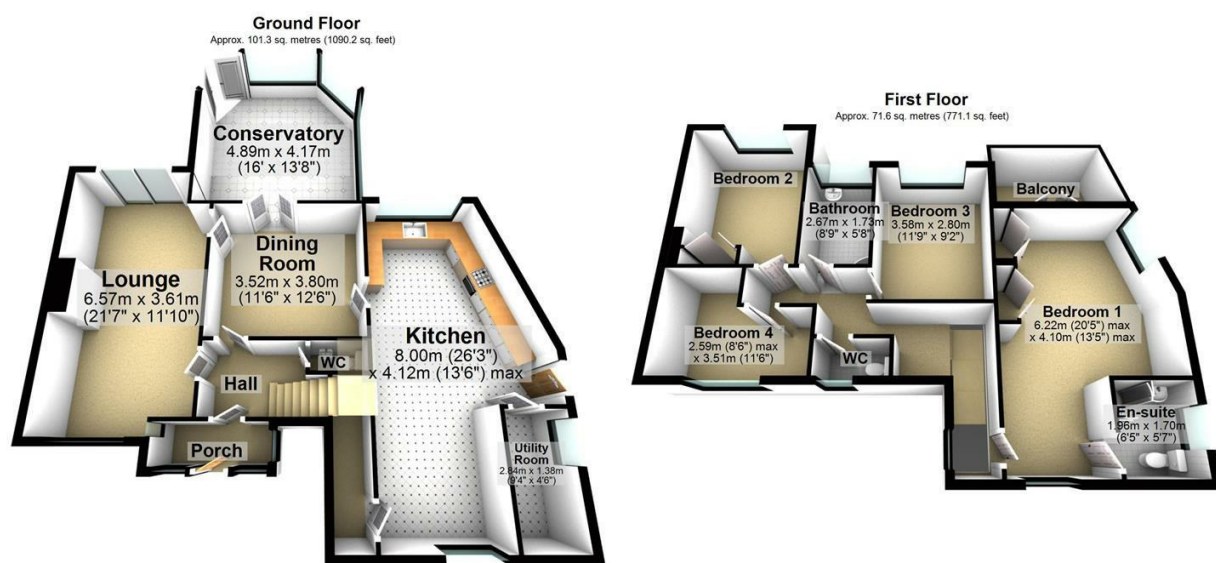
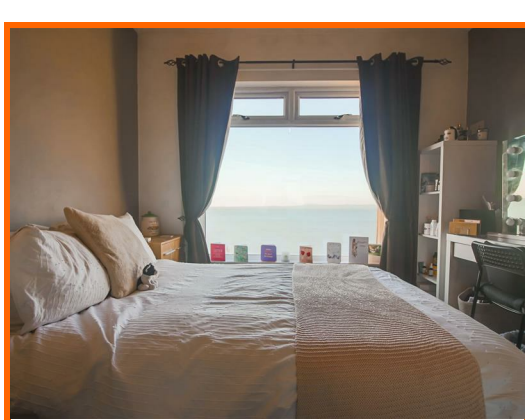
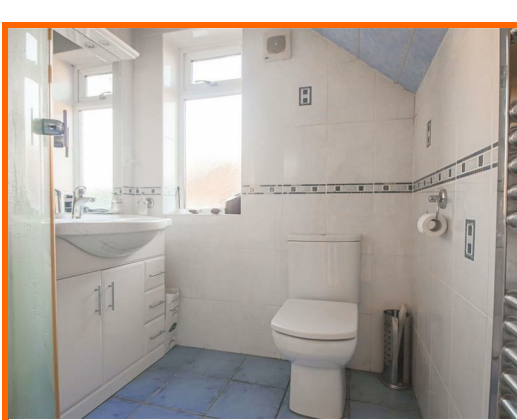
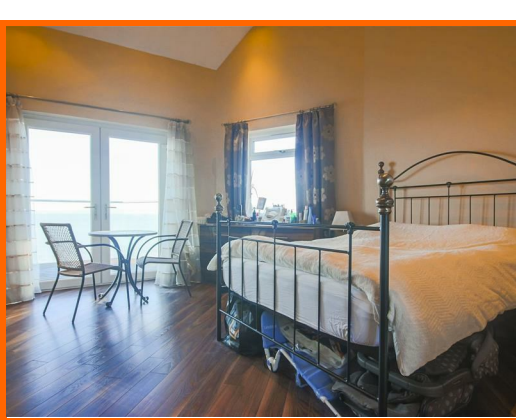
Access to the property is from the front elevation into the sunporch and through to the hallway with stairs leading to the first floor and a ground floor WC. Leading from the hallway is the spacious lounge with feature log fire, wood effect laminate flooring and sliding doors leading to the rear garden. The dining room can be accessed from the lounge with the continuation of laminate flooring which leads through to the kitchen diner.

The stylish kitchen offers a range wall, drawer and base units in white incorporating; 7 hob stove and extractor hood, double oven, double sink and space for dishwasher and fridge freezer with marble effect worktops and spot lighting to complement. Furthermore, the boiler is situated in the kitchen and there is a very useful utility room ideal for laundry. To the rear of the property is the conservatory boasting panoramic sea views and French doors leading out to the landscaped rear garden.

Rooms to the first floor include; the main bedroom - a fantastic space with fitted wardrobes and access to the balcony boasting breathtaking sea views. Furthermore, there is an en-suite bathroom comprising; vanity top wash basin, direct feed power shower, dual flush WC and towel rail. There are a further three bedrooms with two of them having fitted wardrobes. The family bathroom features a jacuzzi panel bath with electric feed power shower, vanity top wash hand basin, towel rail and spotlighting. From the landing is the separate WC and loft access.

Externally, to the front there is a driveway for two vehicles and part astro turf. To the rear there is a tiered garden with decked balcony overlooking the ever changing sands of Morecambe Bay and it's world famous sunsets!



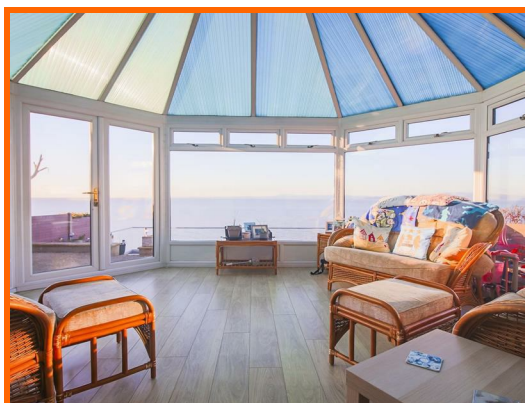
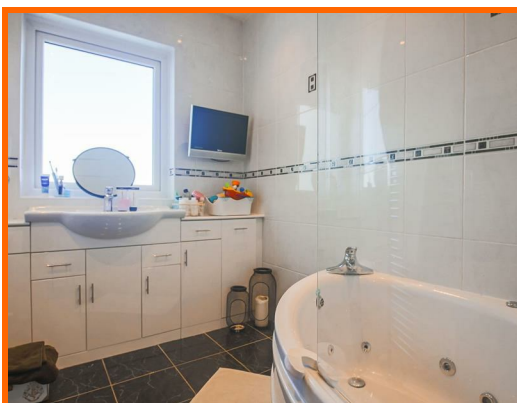
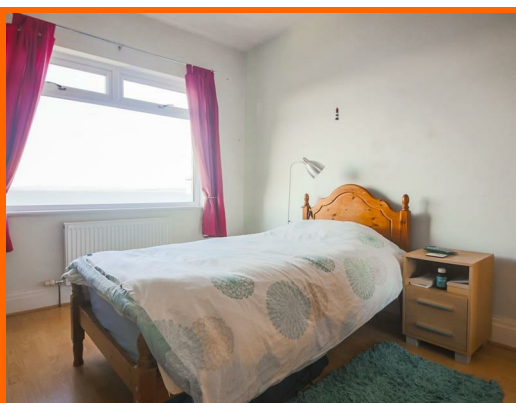


Total area: approx. 172.9 sq. metres (1861.2 sq. feet)

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.

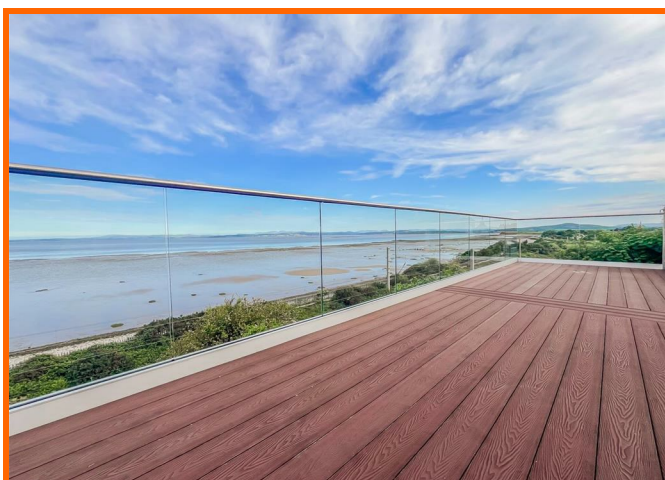
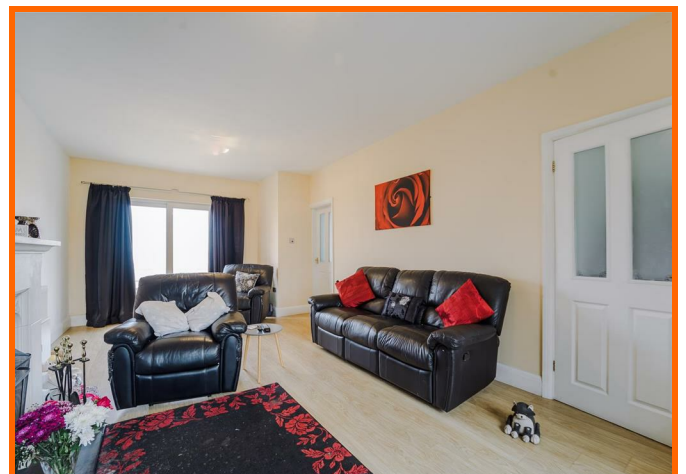
## GF Disclaimer

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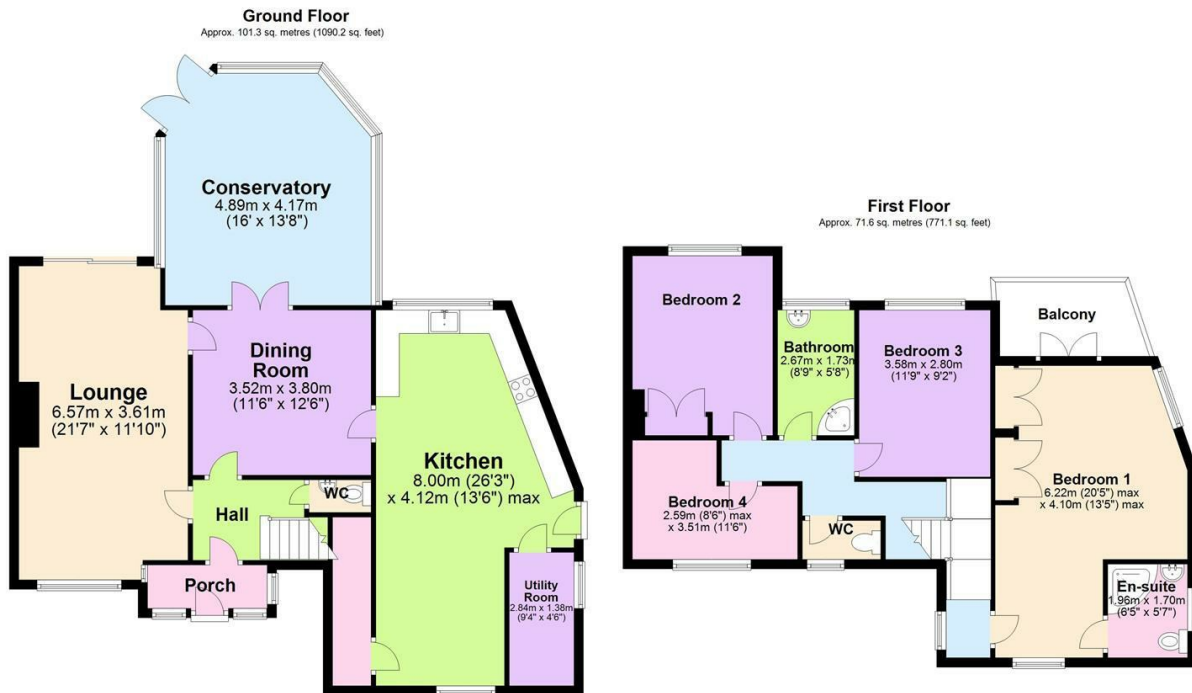
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			67 74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	