



40 Hest Bank Road, Bare,
Morecambe, LA4 6HJ

40, Hest Bank Road, Bare, Morecambe

The property at a glance

4  1  1 

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



Get in touch today

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£325,000

Get to know the property



Welcome to this charming property on Hest Bank Road in the popular area of Bare. Situated in the picturesque town of Morecambe is this delightful semi-detached bungalow. Offering a perfect blend of comfort and style with its spacious internal living accommodation and versatile layout featuring 4 bedrooms.

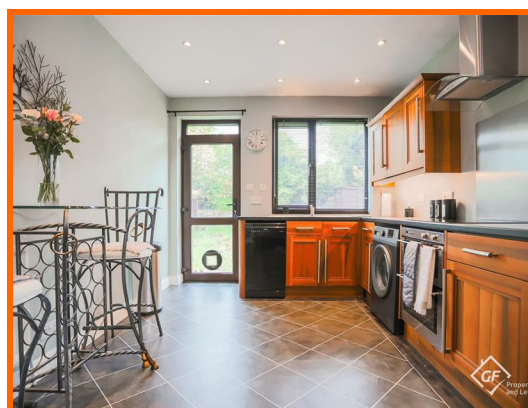
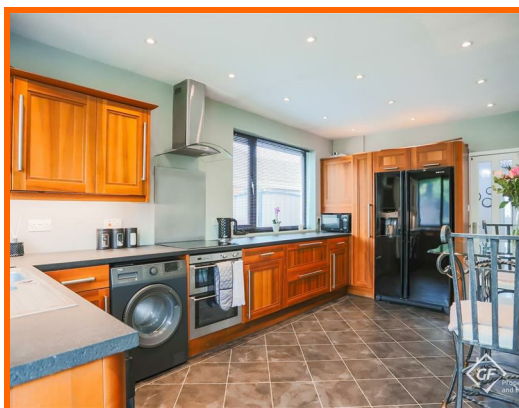
Upon entering, you will be greeted by the neutral and contemporary decor that flows seamlessly throughout the property, creating a bright and inviting atmosphere. The layout of the house provides flexible options allowing you to choose between upstairs or downstairs bedrooms with an extra room upstairs with the potential to be converted.

One of the standout features of this property is the off- road parking available on the driveway, ensuring convenience for you and your guests. Additionally, the good- sized private rear garden which is not overlooked has potential to be landscaped/ developed. The garden captures the sun all day , therefore perfect for enjoying a morning coffee or hosting summer gatherings.

Nestled within Bare, this property is within walking distance to Happy Mount Park and Princes Crescent which hosts an array of shops. Within walking distance to Morecambe Golf Club and the seafront and is handy for Bare train station , bus routes and local schools.

Whether you are looking for a family home or a peaceful retreat , this property offers a wonderful opportunity to create your own haven in a desirable location.

Don't miss out on the chance to make this lovely bungalow your new home. Contact us today to arrange a viewing and start envisioning the possibilities that await you at Hest Bank Road.





Ground Floor

Entrance Vestibule

1.14m x 1.02m (3'9" x 3'4")

UPVC double glazed entrance door, tiled flooring and door to the hallway.

Hallway

Central heating radiator, wood effect flooring, stairs to the first floor and doors to two bedrooms, bathroom, kitchen and reception room.

Bedroom One

5.18m x 2.51m (17' x 8'3")

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Two

3.10m x 2.97m (10'2" x 9'9")

UPVC double glazed window and central heating radiator.

Reception Room

6.10m x 3.18m (20' x 10'5")

Central heating radiator, wall mounted electric fire, wood effect flooring and UPVC double glazed French doors to the rear.

Bathroom

2.49m x 1.63m (8'2" x 5'4")

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tile panelled bath, tiled elevations, PVC panelled ceiling with spotlights and tiled flooring.

Kitchen

5.03m x 2.97m (16'6" x 9'9")

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, oven with four ring electric hob, extractor hood, plumbing for dishwasher and washing machine, space for American fridge freezer, spotlights, tile effect flooring and UPVC double glazed door to the rear.

First Floor

Landing

Doors to two bedrooms and laundry room.

Bedroom Three

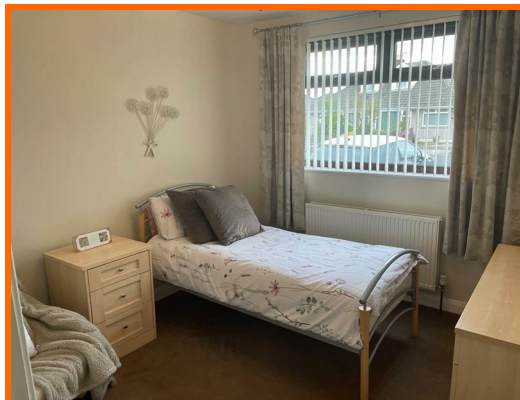
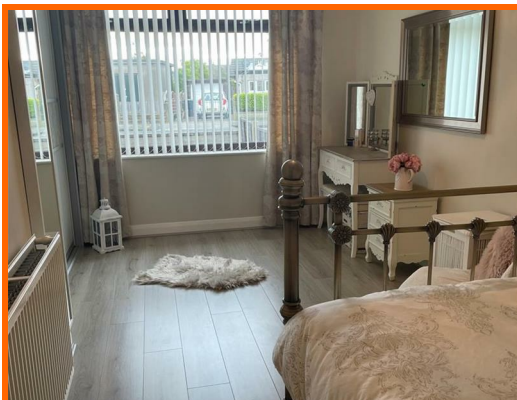
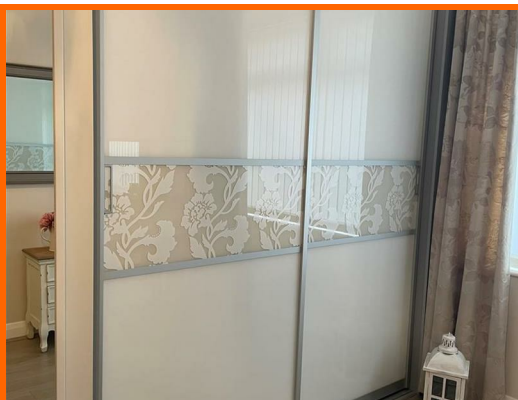
5.79m x 2.36m (19' x 7'9")

Two Velux windows, central heating radiator and wood effect flooring.

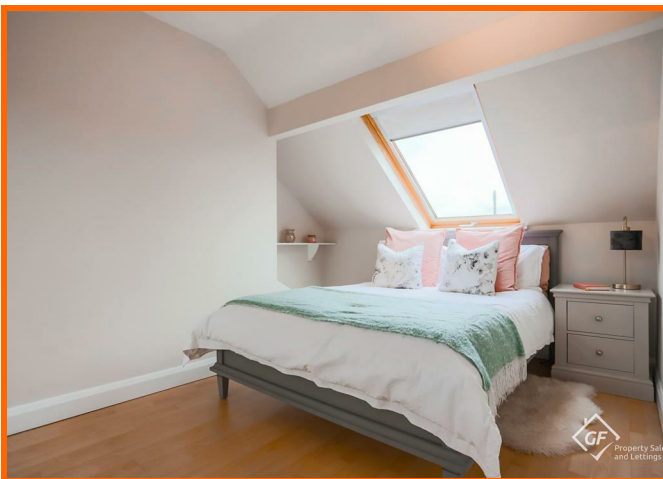
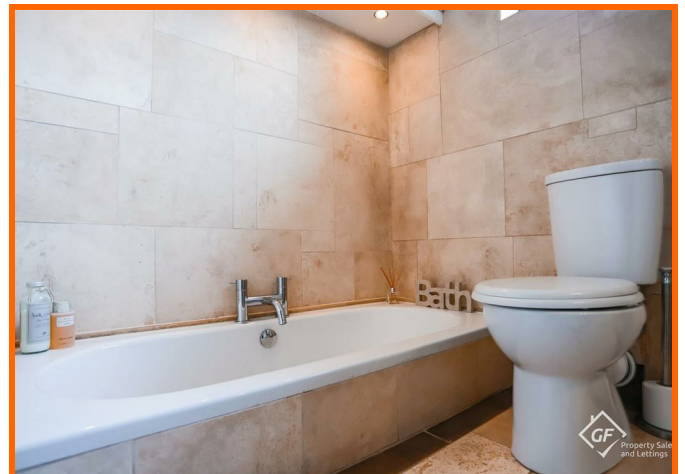
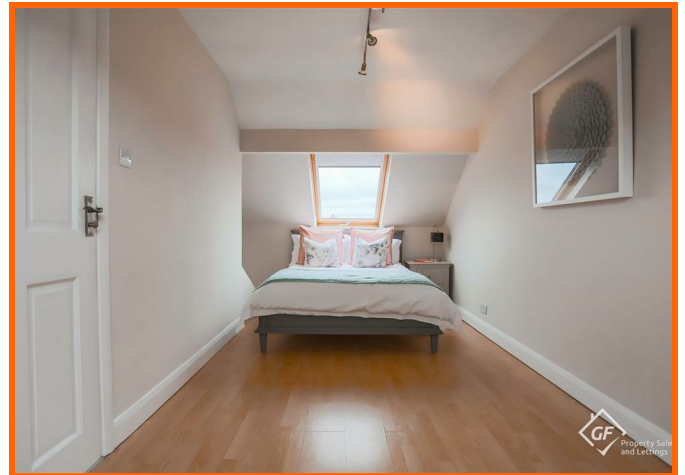
Bedroom Four

4.47m x 2.62m (14'8" x 8'7")

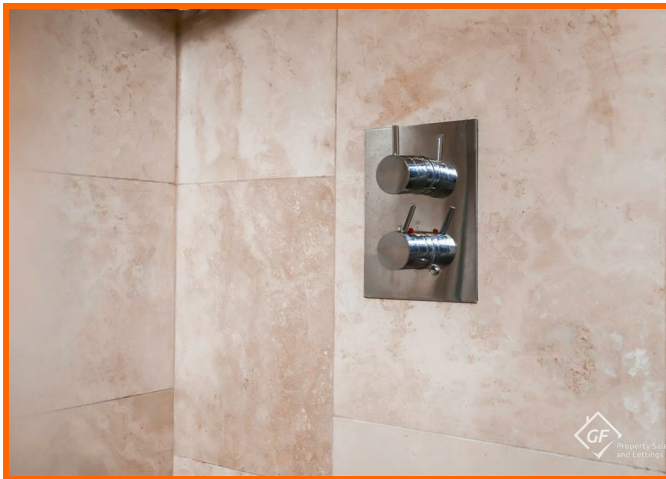
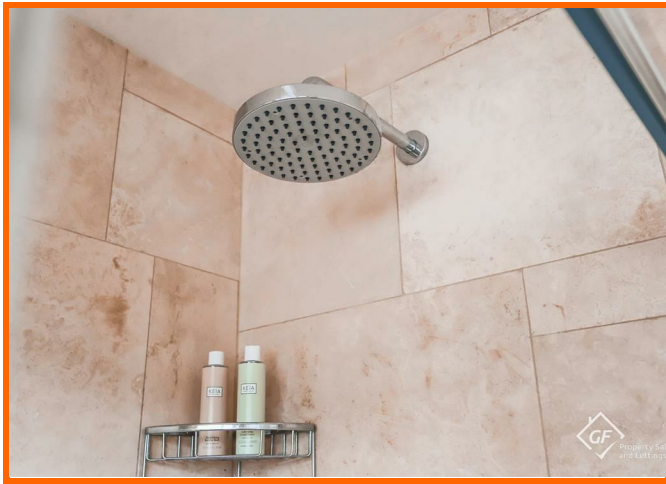
UPVC double glazed dormer window, central heating radiator and wood effect flooring.



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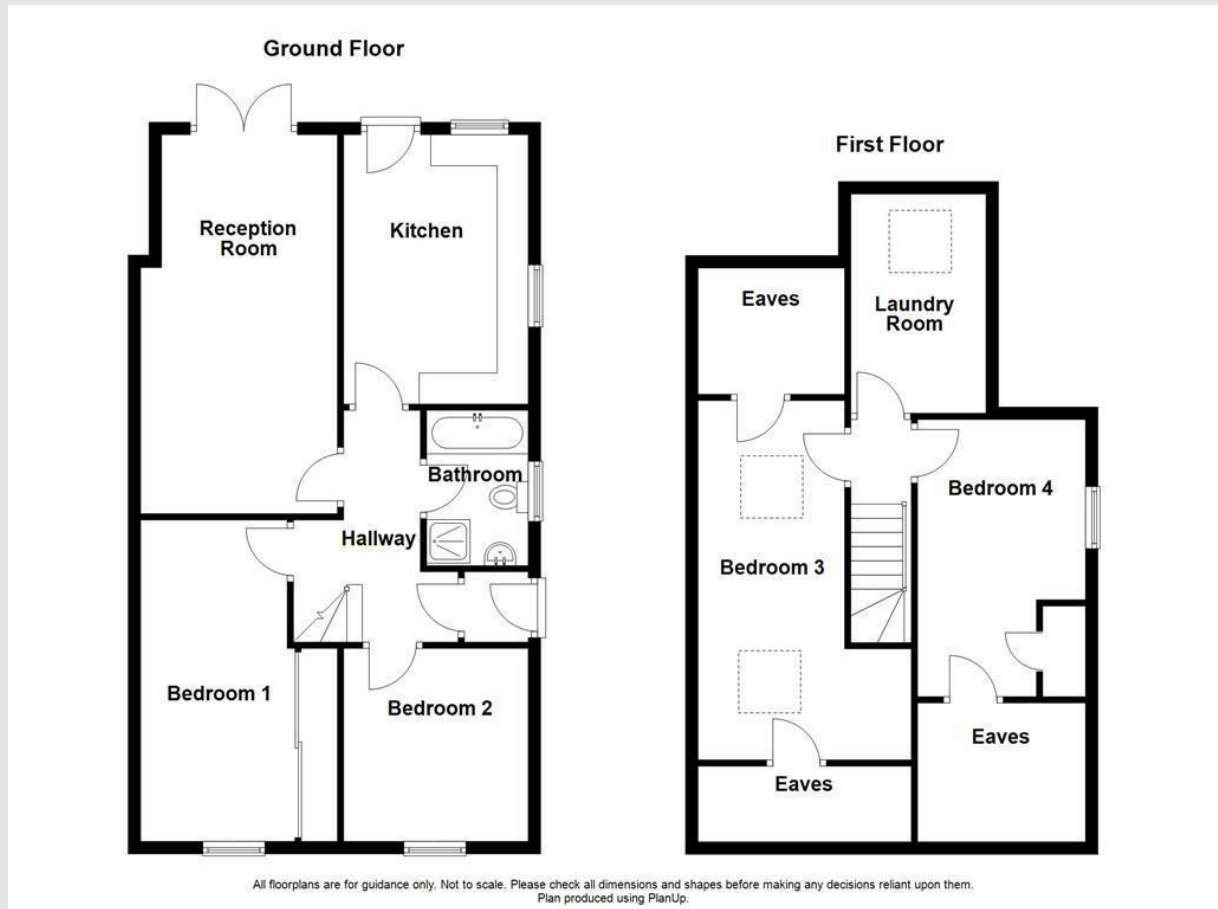
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Take a nosey round



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		84	(81-91) B
(69-80) C			(69-80) C
(55-68) D	66		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC