



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

66, Marine Drive, Hest Bank, Lancaster

The property at a glance

4  2  3 

- Semi Detached Property
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Extensive Rear Garden With Sea Views
- Off Road Parking And Garage
- Freehold
- Council Tax Band: D
- Current EPC has been requested



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£575,000

Get to know the property



STUNNING FOUR BEDROOM PROPERTY

Simply stunning four bed property set on two titles providing a majestic double plot to enjoy.

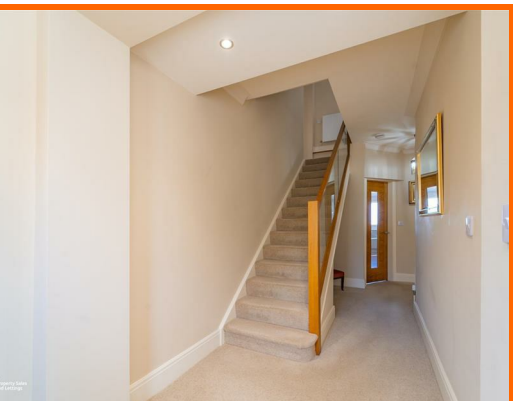
Nestled in the charming Marine Drive of Hest Bank, Lancaster, this semi-detached house offers a picturesque seaside living experience. Boasting four bedrooms, this property is perfect for those seeking a spacious abode with stunning sea views of Morecambe Bay.

The house features large reception rooms that are ideal for entertaining guests, creating a warm and inviting atmosphere for social gatherings. The well-equipped kitchen not only provides functionality but also offers breathtaking views of the bay, making cooking a delightful experience.

For nature enthusiasts, the large garden with a lovely pond is a serene oasis, perfect for relaxation and enjoyment. The property's proximity to the local high streets ensures convenience while maintaining a peaceful residential setting.

* NEW EPC CURRENTLY BEING UNDERTAKEN - RATING TO FOLLOW *

If you dream of waking up to the sound of waves and enjoying the beauty of the sea from the comfort of your home, this gorgeous sea front property is a rare find that combines comfort, style, and natural beauty in one perfect package. Call 01524 401402 to book a viewing today.





Ground Floor

Hall

5.97m x 1.78m (19'7 x 5'10)

Composite double glazed frosted entrance door, UPVC double glazed window, smoke detector, coving, central heating radiator and doors to two reception rooms and kitchen

Reception Room One

4.62m x 4.45m (15'2 x 14'7)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, spotlights and open access to reception room two.

Reception Room Two

6.71m x 3.66m (22' x 12')

Central heating radiator, coving, spotlights, TV point and UPVC double glazed sliding doors to rear.

Kitchen

4.52m x 4.14m (14'10 x 13'7)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, quartz worktops, one and half bowl stainless steel sink with draining board and mixer taps, integrated oven, integrated microwave, integrated dishwasher, four ring induction hob, extractor hood, storage cupboard, door to utility room and open to reception room three.

Reception Room Three

4.14m x 3.61m (13'7 x 11'10)

Central heating radiator, spotlights, loft access, multi fuel burner and UPVC sliding doors to rear.

Utility Room

3.61m x 1.93m (11'10 x 6'4)

UPVC double glazed window, central heating radiator, wall and base units, stainless steel sink with draining board and mixer tap, plumbing for washing machine, doors to WC and garage and UPVC door to rear.

WC

1.85m x 0.99m (6'1 x 3'3)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer taps, extractor fan and part tiled elevations.

Garage

5.99m x 3.78m (19'8 x 12'5)

Insulated electric up and over garage door.

First Floor

Landing

2.13m x 2.16m (7' x 7'1)

Bedroom One

5.03m x 3.68m (16'6 x 12'1)

Two UPVC double glazed windows and central heating radiator.

En Suite

3.68m x 1.65m (12'1 x 5'5)

Central heating radiator, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, tiled bath with mixer tap, tiled elevation and wood effect flooring.

Bedroom Two

3.63m x 3.30m (11'11 x 10'10)

UPVC double glazed window and central heating radiator.

Bedroom Three

3.61m x 3.48m (11'10 x 11'5)

UPVC double glazed bow window and central heating radiator.

Bedroom Four

2.74m x 2.01m (9' x 6'7)

UPVC double glazed window and central heating radiator.

Shower Room

2.67m x 2.64m (8'9 x 8'8)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, tiled elevation and wood effect flooring.

External

Rear

Bedding areas, artificial lawn, extensively flagged patio, small pond and gravel paths.

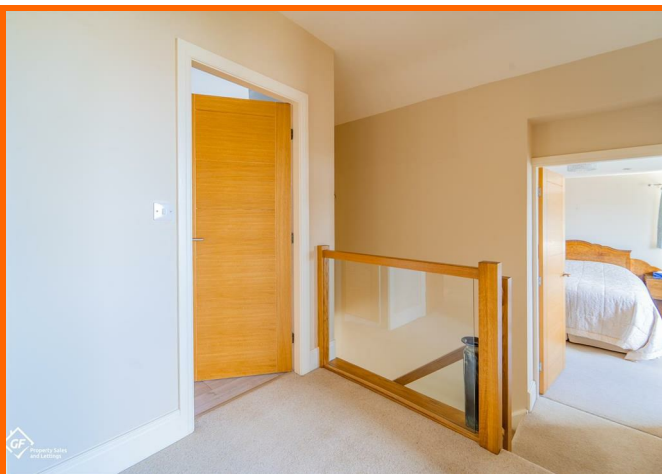
Front

Block paved drive and bedding areas.

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



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



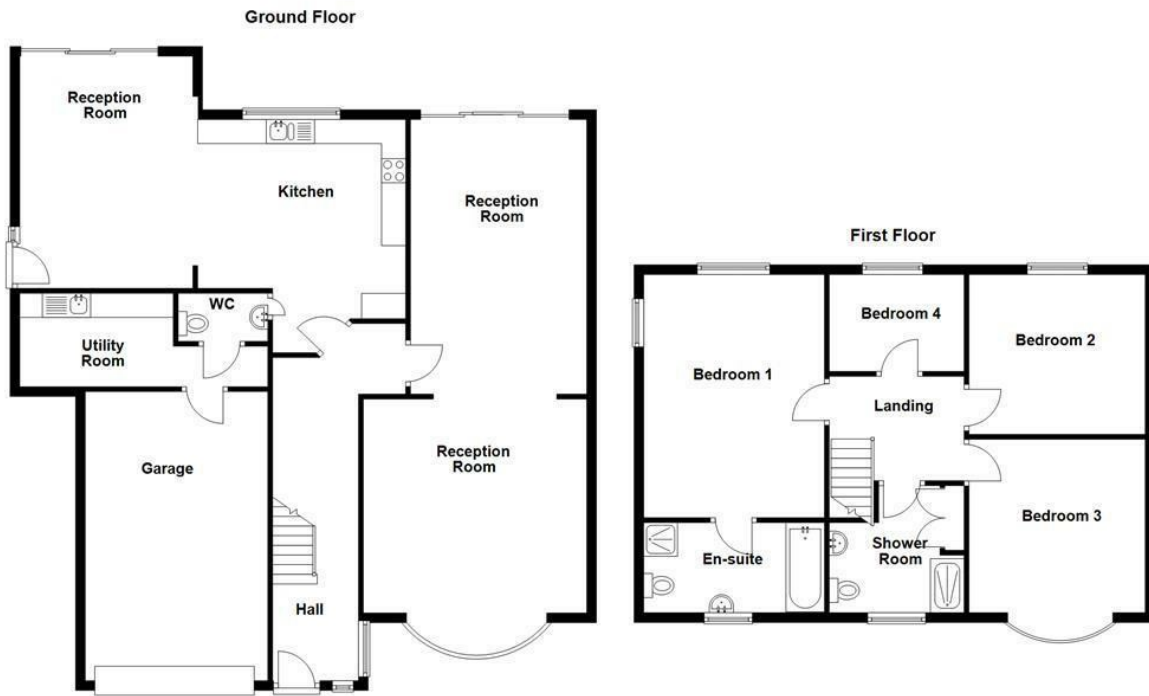
Get in touch today

01524 401402

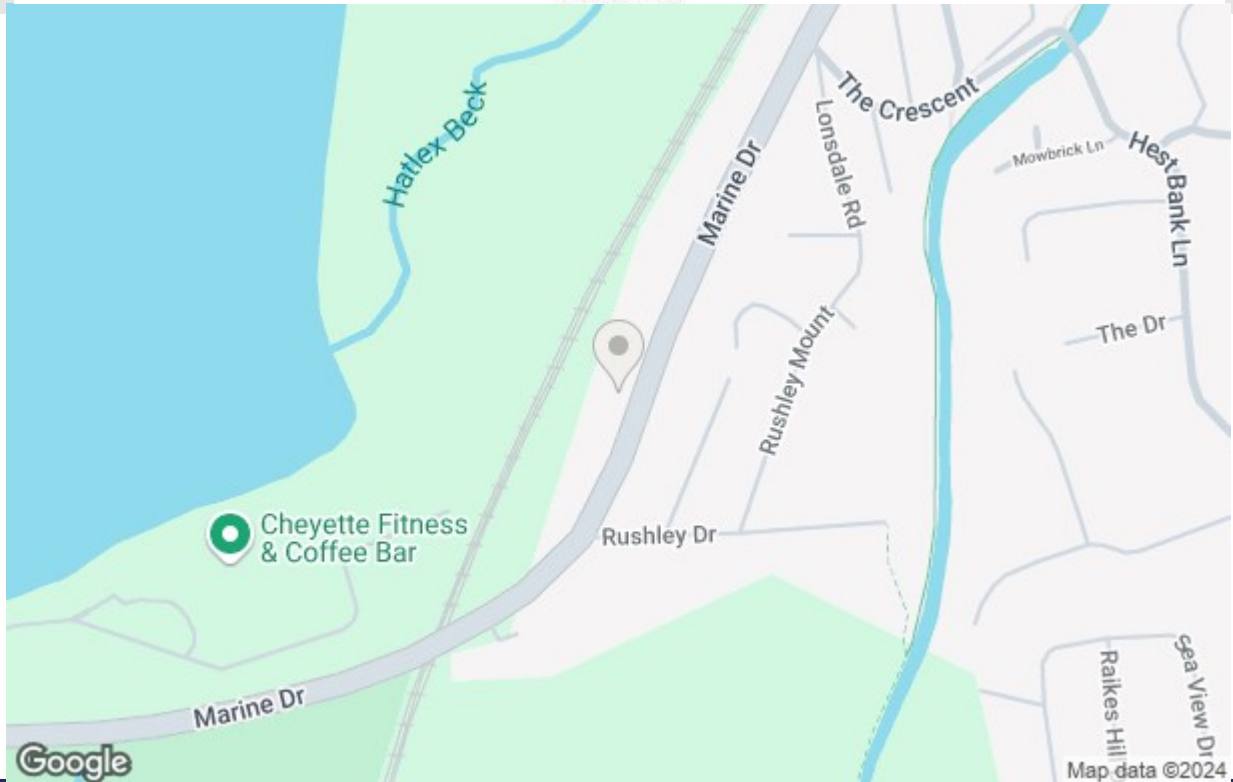
info@gfproperty.co.uk

gfproperty.co.uk

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.



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

Energy Efficiency Rating	Current	Potential	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			(61-81) B		
(65-80) C			(55-80) C		
(55-64) D			(55-64) 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	