



1 Lansdowne Road, Bare,
Morecambe, LA4 6AL

1, Lansdowne Road, Bare, Morecambe

The property at a glance

3  2  1 

- Exquisite Detached Property
- Seafront Location
- Ground Floor Main Bedroom
- Three Bedrooms & Two Bathrooms
- Spacious Kitchen / Dining Room
- Lounge Boasting Panoramic Sea Views
- Garage & Driveway
- No Upward Chain
- Property Band: E
- EPC: C



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£535,000

Get to know the property



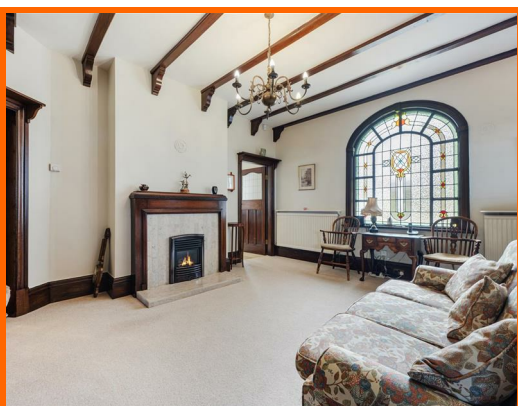
Sea Views from nearly every room this is more than a home its a way of life!

Nestled on Lansdowne Road in the coastal town of Morecambe, this exquisite home offers a perfect blend of classical elegance and modern touches. Spanning an impressive 2788 square feet, the property boasts three spacious bedrooms, including a master bedroom conveniently located on the ground floor, ensuring ease of access and privacy.

As you enter, you are greeted by a stunningly grand foyer which sets the tone for the rest of the house. The heart of the home is a spacious kitchen and dining room, with an impressive quality finish, it is perfect for family gatherings and entertaining guests. The living room is a true highlight, providing breathtakingly beautiful views over Morecambe Bay, allowing you to enjoy the ever changing scenery of the bay. The main bedroom is amazing in size with a delightful porthole window capturing the beauty of the Lake District Hills, next to the main bedroom is a generous family bathroom and separate WC.

With two additional spacious bedrooms (again with stunning sea views) and a shower room on the first floor Lansdowne Road makes a wonderful family home, and will be sure to impress any guests who come to visit.

With parking available for one vehicle and integrated garage, convenience is at your fingertips. This home is designed for those who appreciate both style and functionality, offering a harmonious living environment that caters to modern family needs. Whether you are hosting gatherings or enjoying quiet evenings with loved ones, this property is sure to impress.



Outdoor Porch

Granite columns, tiled flooring, Accoya wood door to entrance porch.

Entrance Porch

Picture rail, wooden panelling, tiled flooring, single glazed wooden door to entrance hall.

Entrance Hall

Wooden beams, wooden stained glass arched window, 2x central heating radiator, gas fire with tiled hearth and surround and wooden mantel, doors to kitchen/diner, living room, internal hallway, wooden staircase to first floor.

Living Room

Coving, picture rail, ornate plaster moulding ceiling design, double glazed bay window, double glazed side window, gas fire with tiled hearth and surround and wooden mantel.

Kitchen/Diner

Spotlight lighting, 4x wooden double glazed windows, wooden full length double glazed window, 2x wooden double glazed stained glass windows, composite Silestone worktops, wall and base units, 1.5 stainless steel sink with mixer tap and draining board, oven with warming draw, microwave/oven, integrated fridge freezer, 4 ring induction hob, extractor, integrated dishwasher, corner carousel storage cupboard, island with Silestone worktop and folding wooden worksurface, gas fire, tiled flooring, underfloor heating, wooden single glazed door to rear, door to second internal hallway.

Internal Hallway One

Single glazed stained glass skylight, single glazed stained glass window, built in storage cupboard with sliding doors containing boiler, doors to bathroom, bedroom one and second WC.

Internal Hallway Two

Wooden double glazed full length window, tiled flooring, wooden door to WC, sliding wooden door to garage.

WC One

Wooden double glazed frosted window, dual flush WC, wall mounted vanity wash basin with mixer tap, tiled flooring.

Garage

UPVC double glazed frosted window, electric roller door, concrete flooring.

WC Two

Wood double glazed frosted window, vanity wash basin with mixer tap, low level WC, partially tiled walls, tile effect vinyl flooring.

Bathroom

Spotlight lighting, wooden double glazed frosted window, central heating radiator, central heating towel radiator, walk in direct feed rain head shower with rinse head, bath with traditional taps, dual flush WC, vanity wash basin with mixer tap, built in storage cupboard, pressurized hot water tank, tile effect vinyl flooring.

Bedroom One

Ornate plaster moulding ceiling decoration, coving, wooden double glazed bay window, wooden double glazed porthole window, 2x central heating radiators, electric fire with tiled hearth and surround and wooden mantel, built in wardrobes.

Landing

Picture rail, wooden double glazed stained glass window, central heating radiator, wooden bannister, doors to bedrooms two and three, WC three and shower room.

WC Three

Dual flush WC, wall mounted vanity wash basin with mixer tap, electric heater, tile effect vinyl flooring.

Shower Room

Spotlight lighting, wooden double glazed window, central heating radiator, vanity wash basin with mixer tap, dual flush WC, corner direct feed shower, tiled walls, tile effect vinyl flooring.

Bedroom Two

3x UPVC windows, central heating radiator, vanity wash basin with traditional taps, built in wardrobe, eaves storage.

Bedroom Three

3x UPVC windows, central heating radiator, vanity wash basin with traditional taps, built in wardrobes, eaves storage.

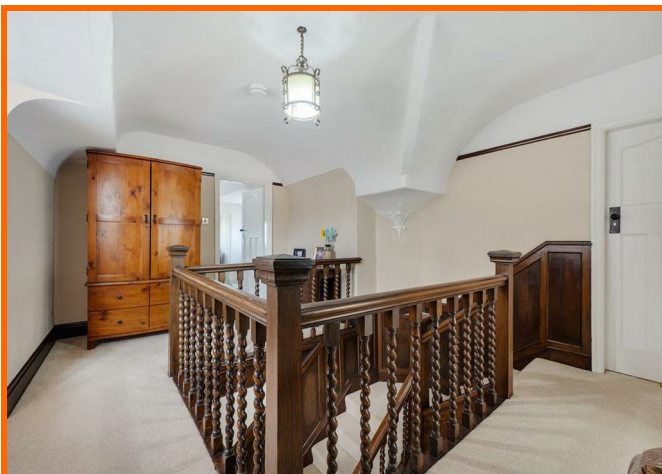
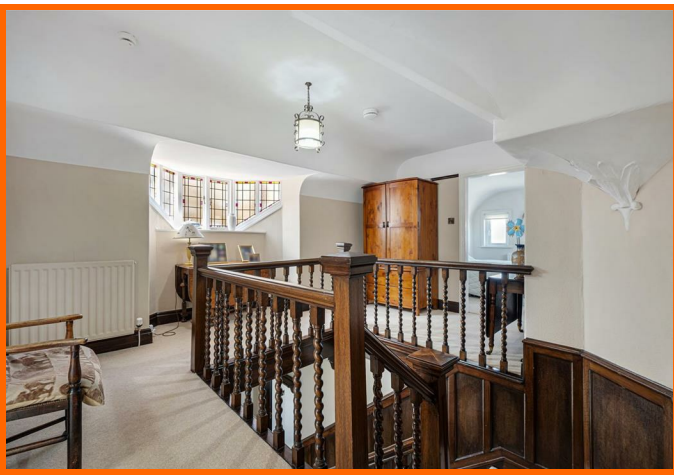
External

Corner plot with generous patio garden with mature planted borders and concrete driveway for parking.

Disclaimer

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.

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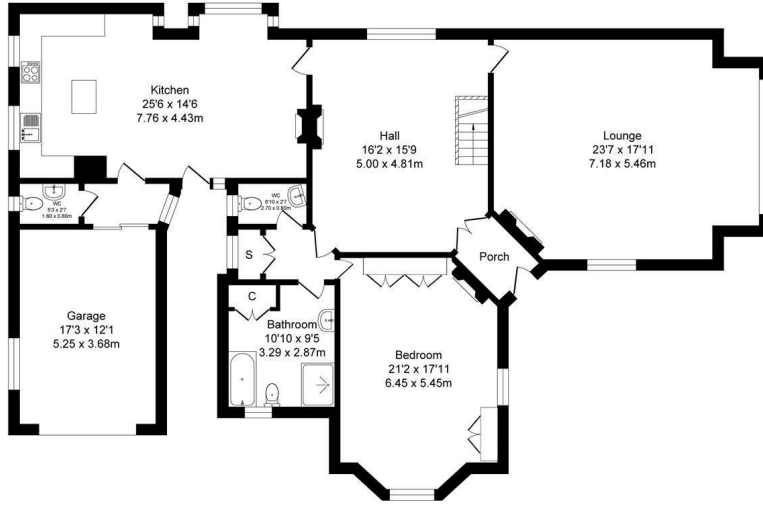


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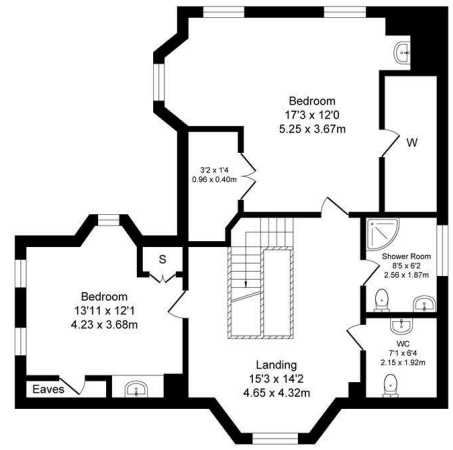
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Lansdowne Road
Total Approx. Floor Area 2788 Sq.ft. (259.1 Sq.M.)

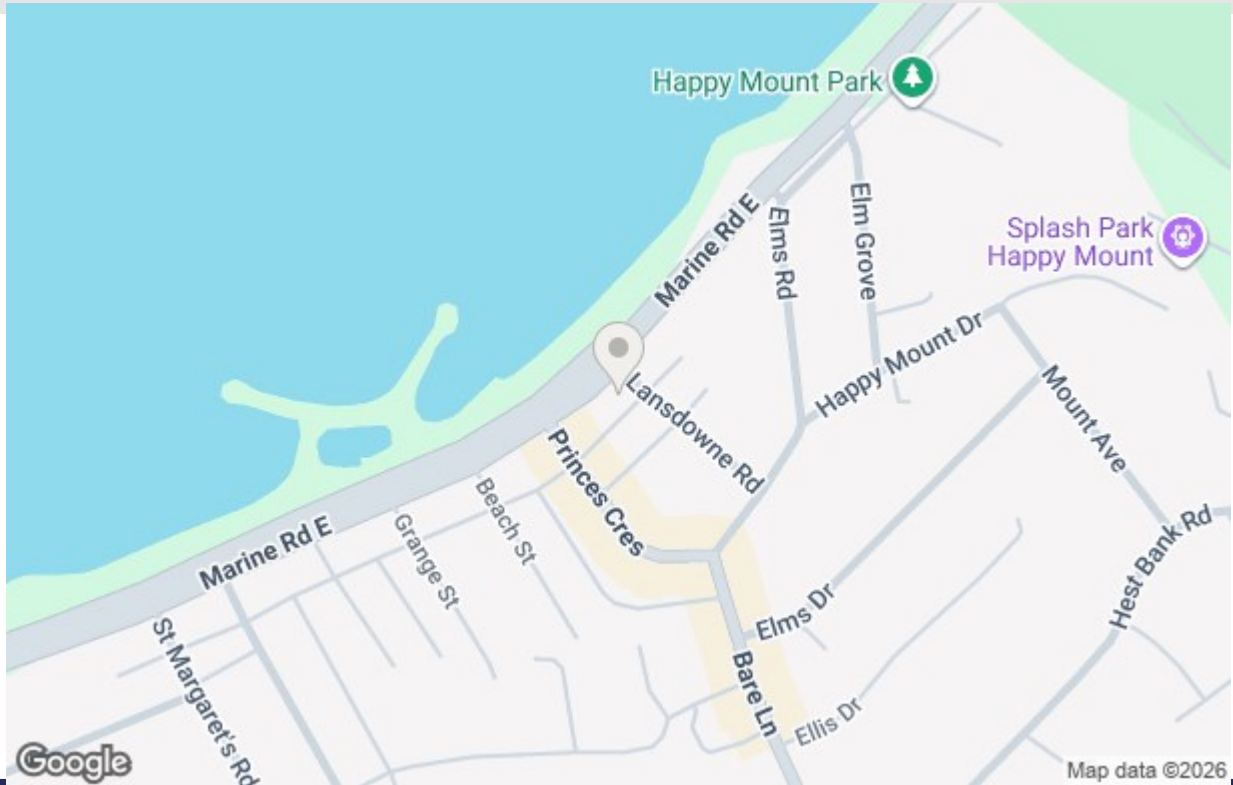
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1824 Sq.Ft (169.5 Sq.M.)



First Floor
Approx. Floor Area 964 Sq.Ft (89.6 Sq.M.)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(65-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	71		78
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-91) B</p> <p>(65-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	