MATTHEWS BENJAMIN

1 Woodrush

Morecambe, LA4 6JB

Guide Price £395,000

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Morecambe

Occupying an enviable position at the head of a pleasant cul-de-sac on the popular Woodrush estate, this attractive detached bungalow enjoys a larger than average plot, a delightful established garden and a particularly sociable arrangement of living space.

Built towards the end of the 1990s, No. 1 has had just two careful owners and has clearly been well looked after and also extended with a large conservatory. The accommodation is well presented throughout, with the practical benefits of PVC double glazing and gas fired central heating, including a new boiler installed recently.

The front door opens into a centrally positioned entrance hall, from which the accommodation flows comfortably. The dual-aspect dining kitchen enjoys views over the garden and has a door opening directly onto the paved seating terrace immediately behind the bungalow; perfect for taking meals outside during the warmer months.

Double doors connect the kitchen with the attractive sitting room, where an electric fire with an appealing surround provides a focal point, complemented by feature coloured-glass side windows. Sliding doors then lead into the conservatory, creating a lovely connection between the kitchen, sitting room and garden.

Generously proportioned, the conservatory provides ample room for both comfortable seating and dining furniture. With central heating extending into the room and blinds fitted to both the windows and roof, it is a genuinely useful year-round living space and a wonderful spot from which to enjoy the garden and watch the visiting birdlife.

There are two double bedrooms, both benefiting from fitted furniture, together with a fully tiled bathroom fitted with a three-piece suite having a shower over the bath.

One of the bungalow's particular attractions is its larger than standard plot. A generous driveway provides parking for several cars and leads to a detached single garage with an electric door. The securely gated rear garden should also prove especially appealing to anyone with a dog.

The back garden is a real delight. A large paved terrace provides plenty of space for outdoor seating and entertaining, beyond which is a lawn surrounded by well-stocked, established borders. The garden then continues into an unexpected lower section, where a striking weeping willow creates a wonderfully sheltered and shady spot for sitting out on hot summer days. This additional area gives the garden a sense of space and character that isn't immediately apparent from the front and will undoubtedly appeal to anyone who enjoys gardening and spending time outdoors.

With its manageable and easy to run accommodation, peaceful cul-de-sac setting and attractive garden, the bungalow is particularly well suited to retirement. However, the generous dimensions of the plot may also offer potential for extension, subject of course to the necessary consents, widening the appeal to buyers looking for a home they can adapt to suit their longer-term needs.

Highly recommended for viewing, a very appealing bungalow in a sought-after setting, with a superb garden and considerably more outside space than might initially be expected.

Location

Apart from offering a quiet and peaceful residential neighbourhood, the beauty of Woodrush is the ease of accessibility from a number of directions; from here it’s a level walk into Bare where you’ll find a host of local services and shops on the attractive Princes Crescent (0.7 mile distant) as well as a choice of pubs and cafes for a drink or bite to eat. If the idea of a daily stroll, run or cycle ride on Morecambe Promenade appeals then this is easily reached at under a mile away. Morecambe Golf Club is exceptionally convenient as is Happy Mount Park.

The train station in Bare (0.6 mile distant) is a great asset and offers regular connections to Morecambe and Lancaster City Centre where the station is on the main West Coast line. It is also highly accessible for the road network with the Bay Gateway allowing quick access to the M6 motorway; J34 is around 4.6 miles away, a little less into Lancaster city centre where you’ll find a wide range of services, excellent shopping, cinema and theatres. If you are jetting off then Manchester airport is a 67.7 mile drive.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words remain.called.bowls

Download the what3words App or go online for directions straight to the property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a traditional Vaillant boiler with hot water store, both of which are in the hall cupboard. Eufy video doorbell with access via a mobile App. Outside lights and tap.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Tenure

Freehold

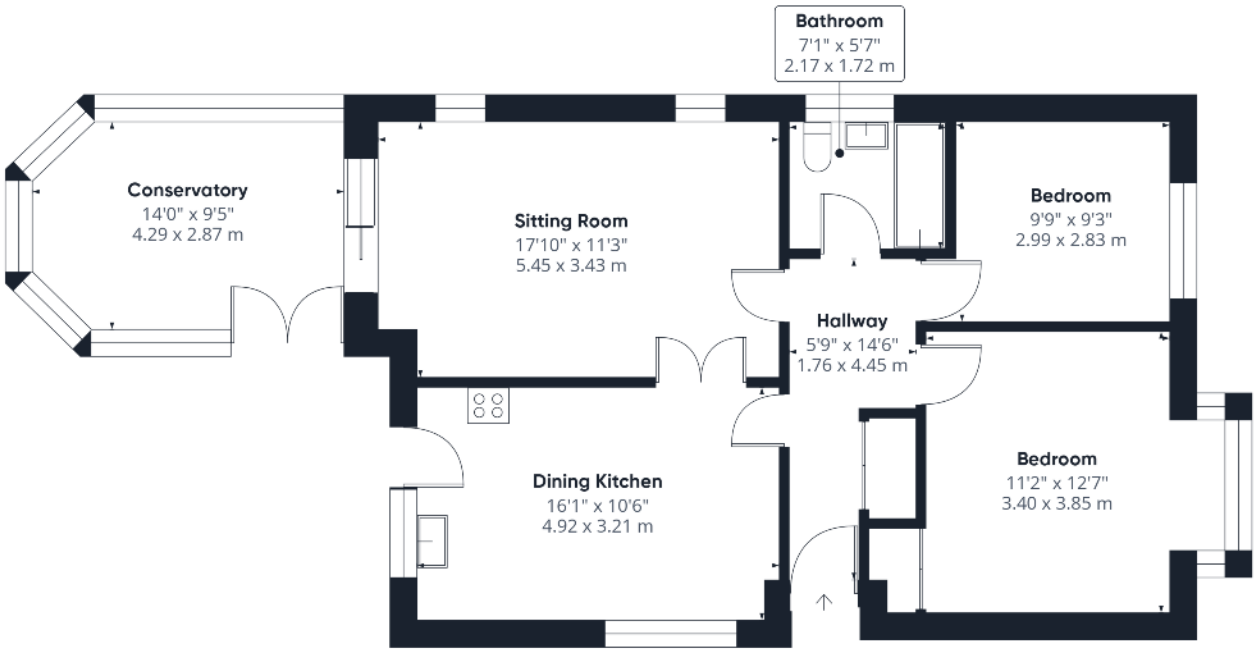
Included in the sale

Garden shed, fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Bosch oven, Lamona hob with fan over and Indesit dishwasher. Freestanding appliances included comprise: Logik fridge freezer and Hotpoint washing machine.

Local Authority charges

Lancaster City Council – Council Tax band D

19 Castle Hill, Lancaster, LA1 1YN
t 01524 384960
e sales@matthewsbenjamin.co.uk



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Approximate total area(1)
869 ft²
80.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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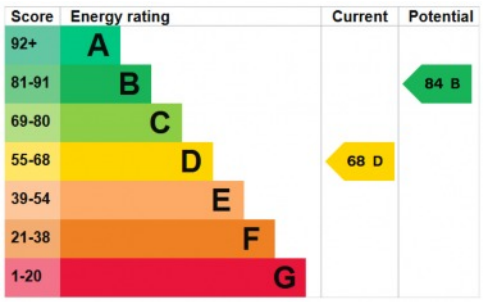

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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