



## 2 Lodges Grove

Morecambe | Lancashire | LA4 6HE

MATTHEWS  
BENJAMIN



# 2 LODGES GROVE

## MORECAMBE

Standing at the entrance to this well-regarded cul-de-sac in the heart of Bare on the north eastern fringes of the popular seaside resort of Morecambe, this detached house was built in the 1930s and still has a number of architectural features of the period. It offers well proportioned accommodation which has been partially modernised and offers the opportunity to undertake further work and also possibly extend as the surrounding gardens offer scope for extension (subject to planning). Sheltered by an open porch, the front door leads into a vestibule, both the outer and inner door having the original leaded and coloured glass top lights. The entrance hall has a useful cloaks cupboard and the staircase's balustrade has a period bannister rail. Under the stairs is a cloakroom with a loo and wash basin. Facing west on the front elevation the sitting room and principal bedroom above both have a striking five sided bay window, there is a formal dining room to the rear, with a square bay window and offering the opportunity to knock through and have a larger reception room stretching from front to back. As well as formal dining there is also room to have a table and chairs in the kitchen which is fitted with a modern range of oak fronted base and wall cabinets, four ring gas hob and electric oven (both Gorenje), space for an undercounter fridge with plumbing for both a washing machine and dishwasher.

Rising to the first floor and there are two double bedrooms and a third single room. The spacious bathroom has a bath, separate shower cubicle, wash basin, loo and chrome heated towel rail. A loft hatch on the landing has a pull-down wooden ladder, the roof space is boarded, has a light and a Velux skylight with integral blind. There is double glazing (either wooden or PVC framed) with internal secondary glazing and gas fired central heating as well as gas fires in both reception rooms and the two main bedrooms.



## LOCATION

Apart from offering a quiet and peaceful residential neighbourhood, the beauty of Lodges Grove is the sheer accessibility from a number of different 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 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 reached less than half a mile from Lodges Grove.

The train station in Bare is a great asset too for the area and offers regular connections to Morecambe and Lancaster City Centre where the station is on the main West Coast line. Lodges Grove is also highly accessible for the road network with the Bay Gateway allowing quick access to the M6 motorway; J34 is around 4 miles away, a little less into Lancaster city centre where you'll find a wide range of services, excellent shopping, cinema and theatres. The airports at Manchester and Liverpool are 66 and 73 miles distant respectively.

*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.*





## OUTSIDE

Pull in off the Grove and there is a block paved area with space to park a couple of cars with ease. A detached sectional garage has an up and over door, a side personal door and window.

The main garden areas are to the west and north of the house, there are a variety of established shrubs along the front boundary and a laurel hedge fronting Mayfield Drive. The garden areas are laid with lawn and there are several mature trees which provide a degree of screening. A path leads round the back of the house to a small yard with a wooden garden shed and outside tap.





#### DIRECTIONS

[www.what3words.com](http://www.what3words.com) chase.novel.spots

Use the postcode LA4 6HE on Sat Nav with reference to the directions below:

**From Morecambe** on the promenade at Bare turn onto Princes Crescent (B5275) between the Bow Window Café and Lakeland House (the block of flats). Pass the shops and the Dog & Partridge pub (on your right) and then take the next right onto Mayfield Drive and then first left onto Lodges Grove. No.2 is the first house on the left. **From Lancaster** approach from the Shrimp Roundabout, take the turning signposted *Torrisholme B5321* onto Hall Drive, which then becomes Bare Lane. Drive over the level crossing and

take the first left turning onto Mayfield Drive and follow the directions as above.

#### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Worcester boiler in the kitchen.

#### BROADBAND

Superfast speed available of 44 Mbps download and for uploading 8 Mbps.  
Ultrafast speed available of 1000 Mbps download and for uploading 50 Mbps.

#### TENURE

Freehold

#### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described.

#### LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band E

#### GUIDE PRICE

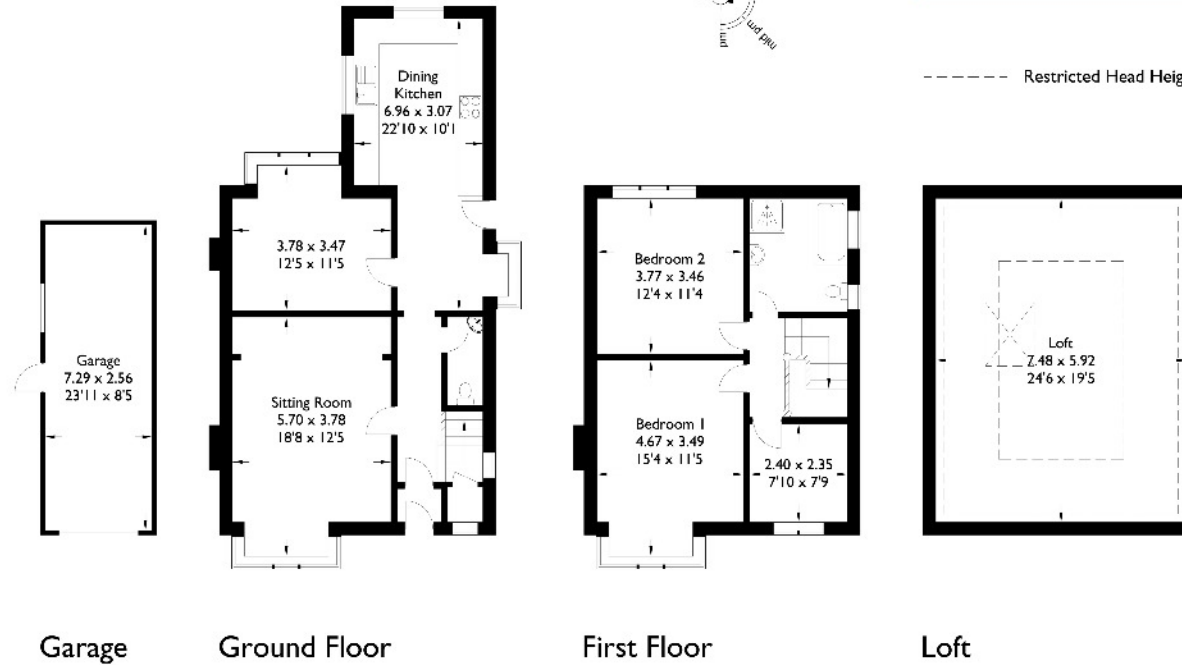
£260,000

## 2 Lodges Grove

Approximate Gross Internal Area : 110.98 sq m / 1194.57 sq ft  
 Garage : 18.66 sq m / 200.85 sq ft  
 Total : 129.64 sq m / 1395.43 sq ft



----- Restricted Head Height



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.



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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