



14 Fairlea Avenue

Torrisholme | Morecambe | LA4 6JY

MATTHEWS  
BENJAMIN







# 14 FAIRLEA AVENUE

## TORRISHOLME

Stand out from the crowd in this delightful double fronted 1958 true bungalow. Facing south east it enjoys a sunny position with a generous sized plot which provides great off street parking and a delightful rear garden that's both enclosed and private.

The well-proportioned accommodation is attractively presented and neatly kept. A recessed front door opens to a wide central hallway with a useful coats cupboard. There is a lovely sitting room with an electric fire in an attractive surround, two striking oriel windows and a side circular feature window, two double bedrooms (both of which have fitted wardrobes), a kitchen and shower room, both benefit from modern fittings and plumbing for both a washing machine and dishwasher are to be found in the kitchen. The addition of a substantial conservatory along nearly the whole of the rear elevation has greatly enhanced the living space and provides a super day room which is also ideal for having friends and family over. The conservatory provides a spacious seating area with space for a dining set as well. French windows open to the garden and in warmer weather there are electric fans

The windows and doors, soffit and fascia boards are all PVC and solar panels bring in a generous income. The bungalow has been thoughtfully upgraded to reduce future upkeep and provide a comfortable standard of living, in fact, it's the perfect choice for a couple looking to downsize.

Moving outside and the front and rear gardens have both been attractively hard landscaped. The back garden is lovely and private, not at all overlooked as there are bungalows to all sides, it's also gated on both sides so it is safe and secure for dogs and small children. The garden has brick built raised beds (complementing the brick work of the property) making them easier to tend and there are two dedicated paved seating areas with a central artificial lawn – here's your opportunity to sell the lawn mower and spend more time enjoying your garden than tending to it! The spacious garage has power and light as well as a side door. In front of the garage and running along the side of the bungalow is parking for several vehicles which then partially extends into the front garden – there's certainly ample off-street provision. Set back off the road, the front garden is attractively laid out with a central feature tree providing a welcoming focal point.









## LOCATION

Apart from offering a quiet and peaceful residential neighbourhood, the beauty of Fairlea Avenue is the accessibility; from here it's a level walk into either the centre of Bare or Torrisholme, both of which offer a selection of local amenities and shops as well as pubs and cafes for a drink or bite to eat. There are walks straight from the door, Torrisholme Barrow is popular as is the delightful promenade and beach at Morecambe.

The train station in Bare offers regular connections to Morecambe and Lancaster where the station is on the main west coast line. It is also highly accessible for the road network with the Bay Gateway allowing handy access to the M6 motorway; J34 is less than 4 miles away and it's under 3.5 miles into Lancaster city centre where you'll find a wide range of services, excellent shopping, cinemas and theatres. If you are jetting off then the airports at Manchester and Liverpool are 66 and 73 miles 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.











### DIRECTIONS

www.what3words.com hike.alert.from  
 Use the postcode **LA4 6JY** on Sat Nav with reference to the directions below:  
 From the Shrimp Roundabout, take the turning signposted *Torrisholme B5321* onto Hall Drive, which then becomes Bare Lane (B5275). Take the last turning on the right just before the level crossing onto Fairhope Avenue. Turn first right onto Low Lane and then first left onto Fairlea Avenue. No.14 is on the left.

### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a boiler in the kitchen (installed in 2022). Twelve solar panels on the front elevation are owned by the property, E-on tariff in place until Nov 2036.

### BROADBAND

Fibre supply with potential Ultrafast speeds of 1000 Mbps download and for uploading 220 Mbps.

### MOBILE PHONE

For voice calls there is mobile availability both inside and outside from the following providers: EE, Three, O2 ad Vodafone.

### TENURE

Freehold

### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances of electric oven and gas hob with fan over. Free standing appliances and items of furniture available by negotiation.

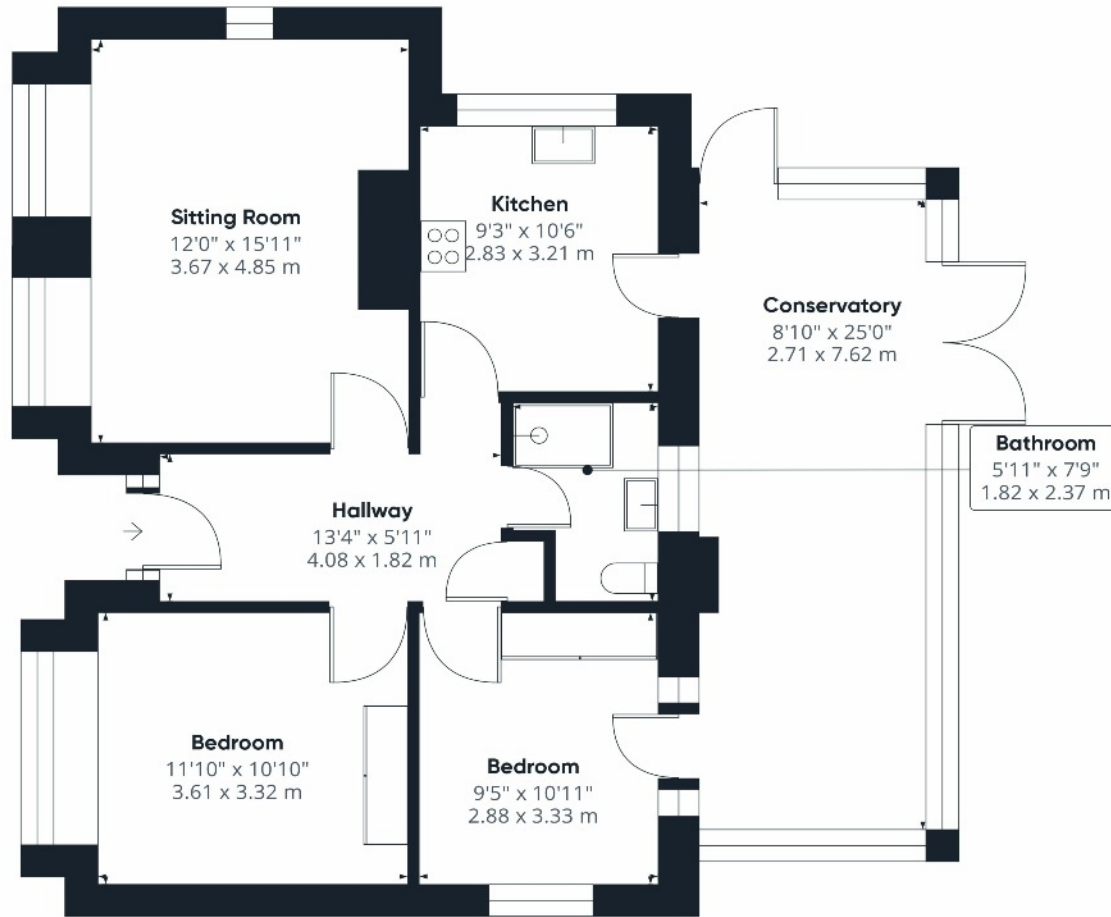
### LOCAL AUTHORITY CHARGES

Lancaster City Council - Tax band C

### GUIDE PRICE

£299,950





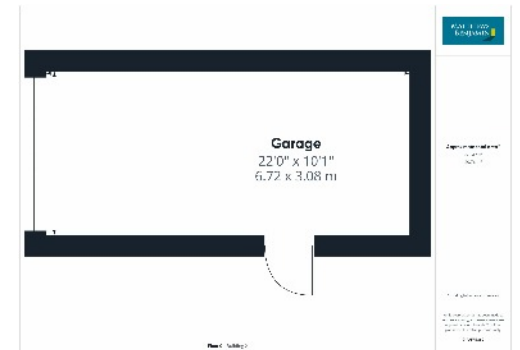
Floor 0 Building 1

Approximate total area<sup>1)</sup>  
936.5 ft<sup>2</sup>  
87 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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