



## 10 Taylor Grove

Bare | Morecambe | LA4 6HT

MATTHEWS  
BENJAMIN



# 10 TAYLOR GROVE

## BARE

An impressive 2 bedroom detached chalet bungalow, built in the 1960s and bought by the current owners in 2018 since which time it has been extended, remodeled and comprehensively and stylishly modernised; it now presents very well with an improved layout to maximise space, tasteful décor and good quality fixtures and fittings throughout. In summary the accommodation provides an entrance hall, sitting room, dining kitchen, double bedroom with loft hatch giving access to the boarded loft (ideal for additional storage) bathroom and second bedroom. Externally there are private landscaped gardens and off street parking.

The programme of works included a ground floor extension, loft room upgrade to an occasional second bedroom, new wiring and plumbing and a new combi gas fired Baxi central heating boiler. PVC double glazing has been installed (white frames on the interior, dark grey externally) as well as PVC rainwater goods, soffit (with subtle sunken lighting) and fascia boards.

Within the sociable dining kitchen new contemporary fitted cabinets were installed with pale sage green doors and chrome handles along with integral appliances (NEFF double oven and grill, four plate electric hob, circulator fan and light and a BEKO dishwasher). In the bathroom a stylish suite of freestanding slipper bath with shower over, wash basin and WC was fitted.

Internally, there are all new floor coverings and the property has been decorated from top to bottom; the pale colour scheme is easy to live with being finished with crisp white woodwork and oak veneer doors having chrome handles for a polished look. A streamlined inset living flame gas fire in the sitting room provides an attractive focal point as is the square bay window. In the dining kitchen and ground floor bedroom French windows have been installed and open to the garden. In the hallway there is great storage and display space under the stairs as well as plumbing for a washing machine.





BE HAPPY  
live a lot  
BE YOURSELF

family (w  
noun,  
a basic social u  
consisting of  
parents and the  
children, consid  
as a group.

love (sh  
noun,  
a profoundly,  
passionate affec  
for another per

friend (re  
noun,  
a person attach  
to another by  
feelings of affec  
or personal rega

Externally the elevations were re-pebble dashed and the water mains supply pipe and drains replaced. A major but incredibly worthwhile project was landscaping the garden. To the front a central path leads to the front door and either side is block paved and would accommodate two or three cars. The paths round both sides of the bungalow are gated for privacy and security. The main garden sits to the west and is enclosed, private and sheltered therefore great for all the family and for dogs too. With a central lawn there are block paved edging stones and beyond that porcelain tiled paving. French windows open into the kitchen with ramp access. The raised deck area is a great feature with a pergola above; it provides a relaxed seating area and being east facing attracts the morning sun. Nestling in the crook between the kitchen and the bedroom extension, there is a seating area perfect for your garden table and chairs. Incredibly private, it enjoys the afternoon sun and has proved lovely for lunches in the garden in the warmer months.

Around the back of the bungalow is a 'working area', tucked away you'll find a useful metal shed and space for your bins and general storage. There's also a productive damson tree here! Around the bungalow are outside lights some of which are sensors and there is an external tap with hot and cold feeds.

The owners tell us that their favourite thing about living here is just how lovely and quiet it is as a neighbourhood. Purchased as a 'forever home' the owners have said they very much enjoyed the renovation (more or less a constant process over the last five years) but plans have changed and it is time to move on.





## LOCATION

Apart from offering a quiet and peaceful residential neighbourhood, the beauty of Taylor Grove 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 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.

The train station in Bare 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 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 the airports at Manchester and Liverpool are 65 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](http://www.what3words.com) trend.wide.outer

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

The beauty of this location is that it is accessible from a number of directions.

**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 second left onto Hest Bank Road. Take the first right onto Oak Avenue and then the first left onto Taylor Grove. Number 10 is straight ahead as the road bears round to the right. **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 second right onto Hest Bank Road and follow directions as above.

### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

### BROADBAND

Standard speed of 5 Mbps download and for uploading 0.6 Mbps.

Superfast speed of 86 Mbps download and for uploading 20 Mbps.

Ultrafast speed of 1000 Mbps download and for uploading 220 Mbps.

### TENURE

Freehold

### LOCAL AUTHORITY CHARGES

Lancaster City – Council Tax band C

### INCLUDED IN THE SALE

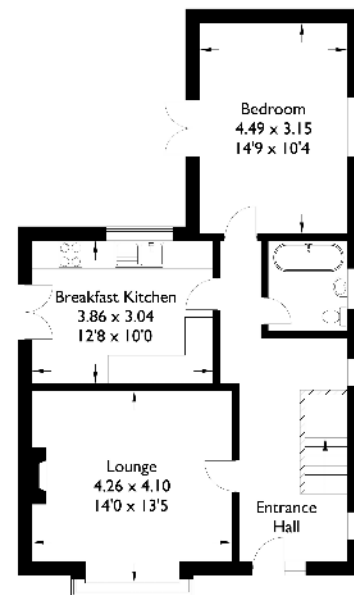
Fitted carpets, curtain poles, blinds, fitted Velux blinds, light fittings (with the exception of the sitting room's central light fitting), integral kitchen appliances and the garden shed as described. Curtains are excluded from the sale.

### GUIDE PRICE

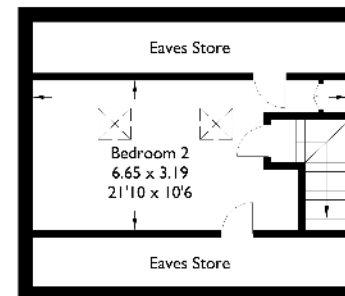
£299,950

# 10 Taylor Grove

Approximate Gross Internal Area : 99.33 sq m / 1069.17 sq ft  
 Total : 99.33 sq m / 1069.17 sq ft



Ground Floor



First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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

