



49 Hest Bank Road
Bare | Morecambe | LA4 6HH

MATTHEWS
BENJAMIN



49 HEST BANK ROAD

BARE

An ideal bungalow when it comes to time to downsize and you're looking for less space and work – it's been extended at the rear and the loft has been converted into useable space. Single level living is of course possible with the neatly decorated ground floor offering an entrance vestibule, inner hall, sitting room with a lovely splayed bay window and gas fire, attractively fitted modern dining kitchen with integral hob, extractor fan and oven as well as plenty of storage space and a breakfast bar. There are two bedrooms both of which have fitted furniture and a three piece wet room for ease of access. Also on the ground floor is a cloakroom (with a two piece suite) and a very useful rear utility with space for a condenser tumble drier, coats and boots. From here there's a door out to the back garden. Rising to the first floor the accommodation offers great flexibility. The large landing is lovely and bright thanks to a Velux skylight and it would make the ideal spot for a desk or sewing table where good light is needed. A second room is fitted to four sides with storage cupboards and would be great for hobbies or as an occasional bedroom space. There are PVC windows and external doors.

The overall plot is generous but should prove easy to maintain as all surfaces have been chosen to keep work to a minimum and enable full enjoyment. The front garden has an artificial grass lawn with planted borders and wrought iron railings, matching gates open to a block paved driveway in front of the single detached garage with an electric up and over door, power and light. The paving continues round the side of the garage and bungalow and is gated for security and pets. Outside light and tap for convenience. The rear garden is generously proportioned, it has been paved and has well stocked planted borders for seasonal interest and colour. The rear elevation of the property faces south east and has a charming summer house and practical shed. With the majority of neighbouring properties also being bungalows it's private as it's not particularly overlooked.





LOCATION

Apart from offering a quiet and peaceful residential neighbourhood, the beauty of Hest Bank Road is the accessibility; from here it's a level walk into the centre of Bare which offers a selection of local amenities and shops along the attractive Princes Crescent as well as places for a drink or bite to eat with a number of pubs, bars and cafes. There are walks straight from the door, including public footpath to the canal and Hest Bank, the delightful promenade and beach at Morecambe and Happy Mount Park, a traditional park loved by children and adults alike.

The train station in Bare offers regular connections to Morecambe and Lancaster; in Lancaster the station is on the main west coast line which opens up the entire rail network for you. Hest Bank Road is also highly accessible for the roads with the Bay Gateway allowing handy access to the M6 motorway; J34 is around 4.5 miles away (whether heading north or south) and it's under 4 miles into Lancaster city centre where you'll find a wide range of services, excellent shopping, cinemas and theatres. Between Morecambe and Lancaster there is a comprehensive selection of supermarkets and there's a good bus service too - it would be easy to live here car free. If you are jetting off then the airports at Manchester and Liverpool are 68 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 photo.owners.friday
Use the postcode **LA4 6HH** 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). Proceed over the level crossing at Bare Station and take the second turn on the right onto Hest Bank Road. Continue and No.49 is further along on the right.

SERVICES

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

BROADBAND

Ultrafast speed available from Openreach of 1000 Mbps download and for uploading 220 Mbps.

MOBILE

Indoor: EE, Three and Vodaphone for both Voice and Data. O2 for Voice only.

Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Ofcom.

TENURE

Freehold

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band C

INCLUDED IN THE SALE

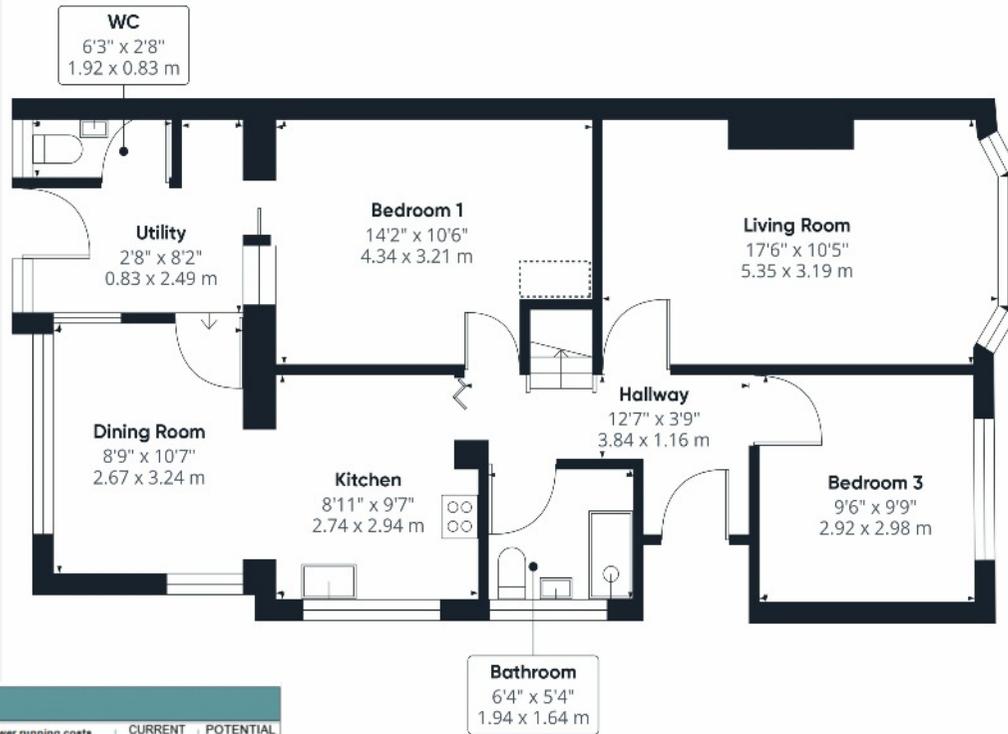
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described. Available by way of further negotiation are the free standing kitchen appliances – LEC fridge, Indesit slimline dishwasher. Tricity Bendix washing machine.

GUIDE PRICE

£235,000

PLEASE NOTE

The vendor of this property is related to an employee of Matthews Benjamin Limited



Approximate total area*
792.75 ft²
73.65 m²

Reduced headroom
4.7 ft²
0.44 m²

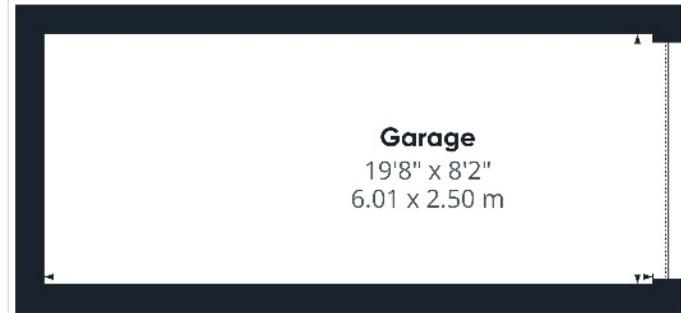
(*Including balconies and terraces)

□ Reduced headroom (below 1.5m/4.92ft)

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

OIRAFFE360

Floor 0 Building 1



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.