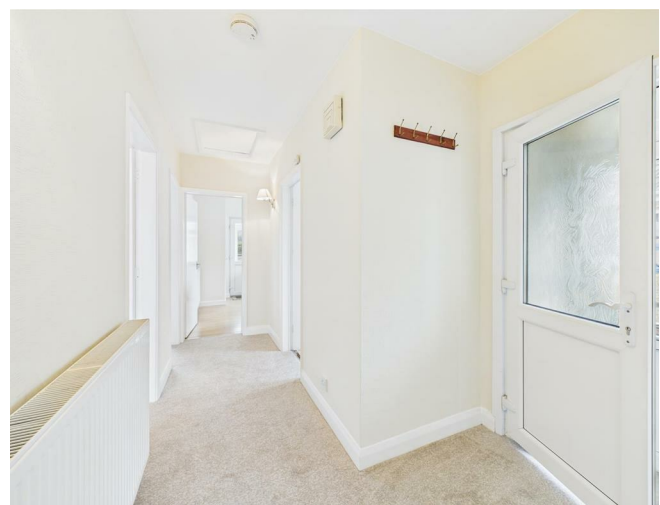


## 6 Marton Drive, Morecambe, LA4 6RB



**£230,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

This delightful two-bedroom semi-detached true bungalow is set in a highly popular area, well served by regular bus routes and within walking distance of Bare station. Recently refreshed with new carpets and tasteful decoration throughout, the property is ready to move in straight away and will appeal to a wide variety of buyers, from couples looking to downsize to first-time buyers keen to get onto the property ladder.

Perfectly positioned close to the sought-after villages of Bare and Torrisholme, you'll find an excellent range of local shops, cafes, and everyday amenities right on your doorstep. Bare train station, the scenic seafront, and Morecambe Bay are all within easy reach, while the Bay Gateway offers swift access to the M6, making the Lake District, the Yorkshire Dales, and beyond just a short drive away.

Step inside and you're greeted by a spacious and welcoming hallway. The bright lounge is a lovely spot to relax, while the kitchen/diner enjoys views over the garden and has the benefit of a conservatory to sit and relax and offers a sociable space for everyday living. Two well-proportioned double bedrooms provide comfortable accommodation, and the bathroom completes the interior.

Outside, the property benefits from off-road parking and a detached garage. The low-maintenance gardens to both the front and rear ensure you can enjoy outdoor space without the upkeep, with the rear garden offering a pleasant spot to sit and unwind.

With no onward chain, this is a superb property in a convenient and

desirable location, ready for its new owners to simply move in and enjoy.

### Entrance Vestibule

Door to the hallway.

### Hallway



Carpeted floor, radiator, access to the loft.

### Lounge



Double-glazed window to the front, wood surround fireplace with inset coal effect gas fire, carpeted floor, radiator.

### Kitchen/Diner



Double-glazed windows to the side and rear, range of matching cabinets with complementary work surfaces, four plate electric hob and extractor hood, electric oven, stainless steel sink, larder store, plumbing for washing machine, laminate floor, radiator, door to the conservatory.

### Conservatory



Laminate floor, door to the garden.

### Bedroom One

Double-glazed window to the rear, carpeted floor, radiator.

### Bedroom Two

Double-glazed window to the front, carpeted floor, radiator.

### Bathroom



Double-glazed frosted window to the rear, bath with Aqua electric shower, wash hand basin, tiled floor, radiator, built-in linen cupboard housing the gas boiler, W.C.

### Outside



To the front, there is generous off-road parking for up to four cars or even an RV, along with a water tap, patio area, and access to the garage. Both the front and rear

gardens are designed with ease in mind, offering low-maintenance planting with a variety of shrubs and plants that add colour and interest throughout the seasons.

**Garage**



Detached garage with up and over door, power and light.

**Useful Information**

- Tenure Freehold
- Council Tax Band (C ) £2,140
- No Onward Chain
- New Carpets throughout and freshly painted.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A			
(81-91) B			
(69-80) C			
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