



11 Winchester Avenue,  
Bare, Morecambe, LA4

6DX

11, Winchester Avenue, Bare, Morecambe

## *The property at a glance*

4  2  3 

- Semi Detached Property
- Four Bedrooms
- Three Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom
- Driveway for Three Cars
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band: C
- EPC: D



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# £350,000

# Get to know the property



Situated in the charming area of Winchester Avenue, Morecambe, this spacious semi-detached house offers a delightful blend of comfort and modern living. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. Notably, one of the bedrooms is conveniently located on the ground floor and features an en-suite shower room, providing added privacy and ease of access.

The heart of the home is the open-plan kitchen and dining room, which creates a warm and inviting atmosphere for family gatherings and entertaining guests. The layout is designed to maximise space and light, making it a wonderful area to enjoy meals and social occasions.

In addition to the generous living spaces, the property boasts three reception rooms, allowing for versatile use. Whether you prefer a dining room, formal sitting room for entertaining or cosy upstairs snug with potential to be used as a fifth bedroom.

Another standout features of this property is the beautiful garden, which is a true haven for gardening enthusiasts. It offers a serene outdoor space to cultivate plants, enjoy alfresco dining, or simply unwind in the fresh air. Additionally, the property provides parking for up to three vehicles, a valuable asset in this desirable location.

This semi-detached house on Winchester Avenue is not just a property; it is a place where memories can be made. With its ideal location and thoughtful design, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.





### Entrance Porch

1.75m x 0.81m (5'9 x 2'8)

Double doors into entrance porch, tiled floor and original door with leaded glass through to entrance hall

### Entrance Hall

4.04m x 1.93m (13'3 x 6'4)

Original door with leaded glass into entrance hall, smoke alarm, wall light, coving, doors to living room, dining room, bedroom three, utility room and stairs to first floor.

### Living Room

3.76m x 3.53m (12'4 x 11'7)

Original bay window with leaded glass, radiator, coving three wall lights, original coal fireplace with tiled surround, tiled hearth and mantel, strip pine flooring.

### Dining Room

3.73m x 3.38m (12'3 x 11'1)

Radiator, coving, bespoke floor to ceiling bookcase, strip pine flooring and opening to kitchen.

### Kitchen

5.26m x 6.32m (17'3 x 20'9)

Two UPVC windows, two Velux windows, radiator, Lancashire Pine kitchen, mix of wall and base units with solid beech worktops, freestanding Smeg range cooker with double oven, five ring gas hob, Belfast sink with mixer tap, space for fridge/freezer and dishwasher, spotlights, slate flooring with slate window sill to match, door to utility room, door to side elevation and double UPVC doors to rear.

### Utility Room

2.62m x 2.29m (8'7 x 7'6)

UPVC window, laminate worktops, plumbing for washing machine and dryer, spotlights, slate flooring, door to entrance hall.

### Bedroom Three

3.38m x 3.23m (11'1 x 10'7)

UPVC window, Velux window, radiator, three wall lights and door to en suite/wetroom.

### En suite/Wetroom

UPVC window, dual flush WC, pedestal wash basin with traditional taps, direct feed shower, extractor fan, heated towel rail, spotlights, loft access, partially tiled surround and tiled flooring.

### First Floor

#### Landing

2.84m x 2.64m (9'4 x 8'8)

Smoke alarm, loft access, doors to bedroom one, two and four, second reception and bathroom.

#### Bedroom One

3.56m x 3.43m (11'8 x 11'3)

Original window with leaded glass, radiator, coving, cast iron fireplace and strip pine flooring.

#### Bedroom Two

3.76m x 3.10m (12'4 x 10'2)

UPVC window, radiator, bespoke L shape fitted desk with storage and shelving to alcove.

#### Snug/Fifth Bedroom

4.19m x 2.87m (13'9 x 9'5)

Two UPVC windows, radiator, spotlights, loft access, TV point and strip pine flooring.

#### Bedroom Four

2.59m x 2.29m (8'6 x 7'6)

Original windows with leaded glass, radiator and built in cupboard/wardrobe.

### Bathroom

2.62m x 1.68m (8'7 x 5'6)

UPVC window, vertical radiator, dual flush WC, counter top wash basin with mixer tap on Indian sandstone counter top, Indian sandstone window sills to match, Kaldewei Enamel Steel bath with mixer tap and integrated rinse head attachment, extractor fan, spotlights, illuminated wall mounted mirror, laminate flooring with bath panel to match.

### External

#### Front

Mature shrubs, pebbled area and access to side and rear garden.

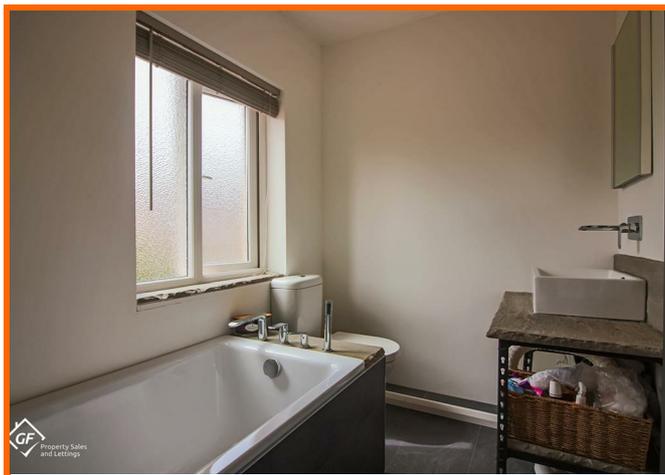
#### Side

Parking for two plus cars, mature shrubs, laid to lawn, log store, outdoor tap and outdoor light.

#### Rear

Access via Kitchen/Diner, decked area, pebbled area, mature shrubs and shed with mains electricity.

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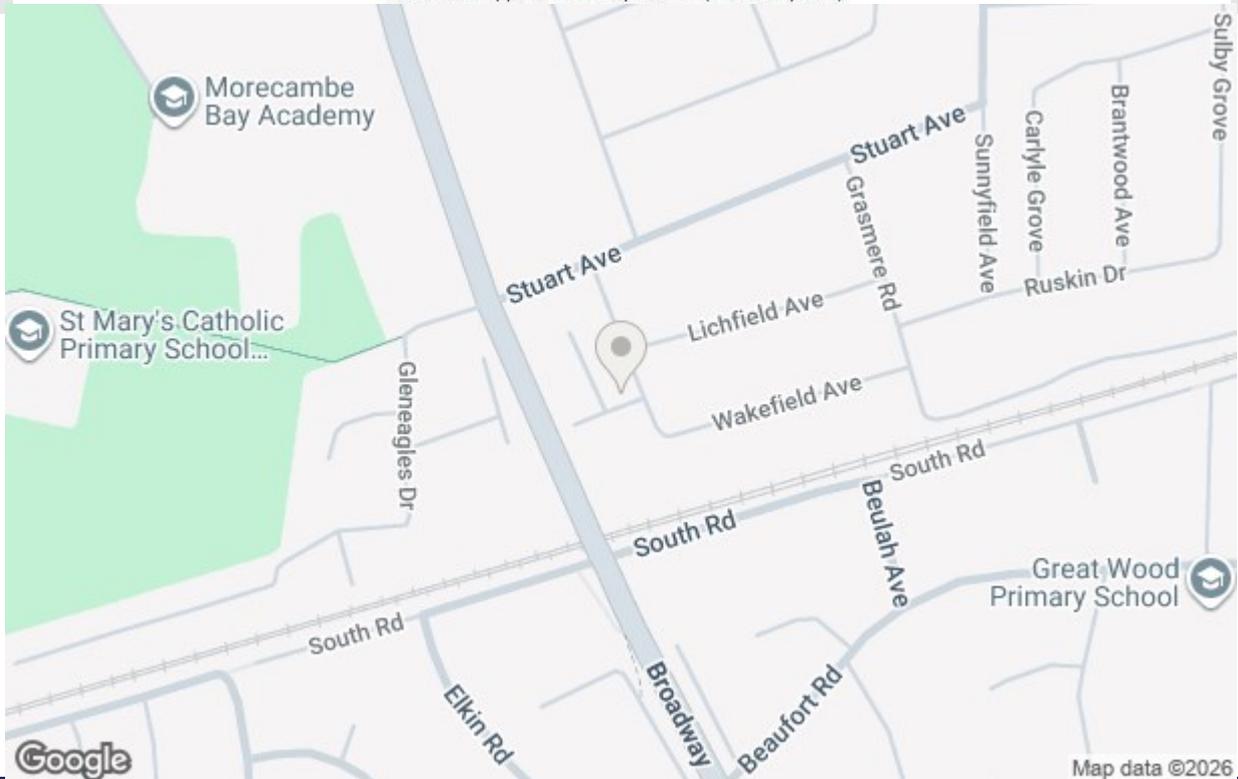
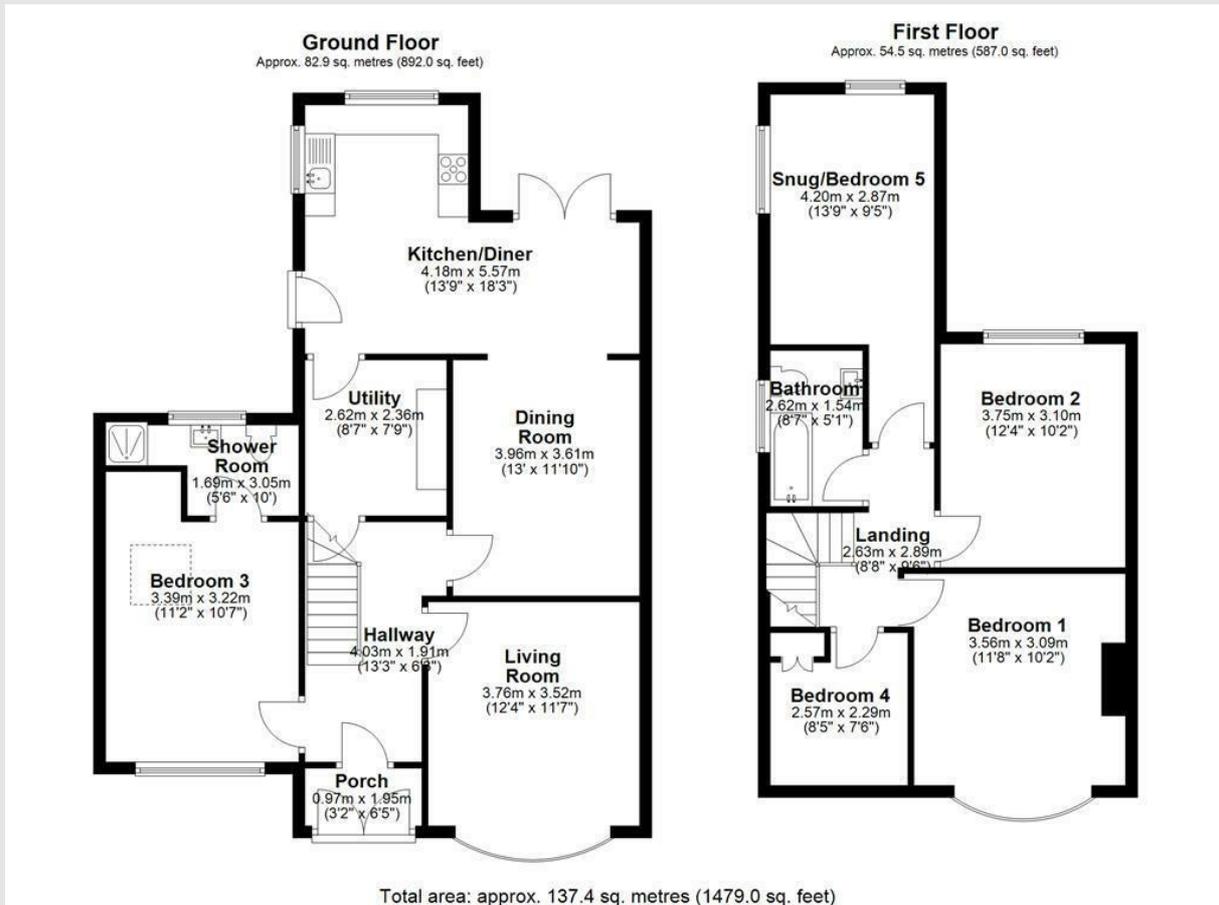
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(68-80) <b>B</b>	
(65-80) <b>C</b>		(55-80) <b>C</b>	
(55-64) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>65</b>	<b>77</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC