



Hest Bank

£265,000

8 Sunningdale Avenue, Hest Bank, Lancaster, LA2 6DD

Showcasing a delightful semi detached three-bedroom bungalow that radiates a sense of light and airiness in a quiet, sought after location. With two reception rooms, kitchen and family bathroom, this residence offers a perfect blend of comfort and convenience. Not forgetting the garden, off-road parking and a garage.

With great access to transport links, good local schools and a warm and welcoming community feel this home really is situated in a great location for families or those looking for a peaceful setting. Book your viewing today!

Quick Overview

Charming Semi-Detached Bungalow
 Three Bedrooms & One Bathroom
 Two Reception Rooms
 Private Garden
 Large Drive & Detached Garage
 Thriving Community Setting
 Peaceful Location
 Easy Access to Transport Links
 Close to Local Amenities
 Superfast 80 Mbps Available



3



1



2



D



Superfast
Broadband*



Garage & Off
Road

Property Reference: C2286



Living Room



Dining Room



Dining Room



Kitchen

Property Overview Welcome to this charming semi-detached three bedroom bungalow. As you enter through the front door, you'll step into an inviting entrance vestibule that leads to a wide hallway, setting the tone for the spacious feel of the home. To the left of the hallway, you'll find the living room, offering a relaxing space with a lovely view of the front garden through a large bay window. It's a perfect spot to unwind with a coal fire and hearth for those cooler evenings.

To the right of the hallway, you'll discover bedroom one, a spacious double with front aspect window and built in wardrobes with dressing table for convenience. Further on there is a conveniently located three-piece bathroom suite comprising a bath with shower over, pedestal sink and WC with complementary tiled walls and towel rail. As you continue down the hallway, turning left, you'll find bedroom two which overlooks the garden, with space for a double bed and additional furniture. At the end of the hallway is bedroom three, a smaller room perfect as a home office or single bedroom.

Moving through the bungalow, enter the dining room that seamlessly connects to the kitchen. This layout creates a cohesive and practical space for enjoying meals and entertaining guests, with ample space for a dining table and enjoys integral cupboards for storage with a side aspect window. The kitchen is well fitted with base units and complementary worktop with tiled splashback and one and a half stainless steel sink with drainer. Appliances include Beko oven and grill above with four ring gas hob and there is space for a washer/dryer and free standing fridge/freezer, with the benefit of a built in storage cupboard. The kitchen also features a door leading to the well-screened and maintained garden, allowing for easy access to outdoor relaxation and activities.

This semi-detached bungalow is now in need of some updating and presents a wonderful opportunity to the create a superb home with its spacious rooms, beautiful gardens, and convenient parking and garage.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Location 8 Sunningdale Avenue is located in the charming and picturesque village of Hest Bank, nestled in the heart of Lancashire's scenic countryside. Located just north of the historic city of Lancaster, Hest Bank boasts stunning views across Morecambe Bay and offers easy access to the nearby Lake District, the Forest of Bowland, and the Yorkshire Dales.

With its beautiful coastal walks, award-winning beaches, and excellent transport links, Hest Bank is the perfect location for those looking to enjoy the best of both worlds. Whether you're a nature lover, a keen walker, or simply seeking a peaceful retreat away from the hustle and bustle of city life, Hest Bank has something to offer everyone.

The village itself is home to a range of local amenities, including a post office, convenience stores, and several traditional pubs serving delicious home-cooked food. There are also a number of excellent schools in the area, making Hest Bank an ideal location for families.

With its stunning natural beauty, excellent transport links, and friendly community, Hest Bank is the perfect place to call home. So why not come and experience the magic of Hest Bank for yourself? We look forward to welcoming you!

Outside Well-tended, lawn gardens to the front and rear with shrubs, borders and patio for outdoor seating provide a place to relax and enjoy the sun from the comfort of your own private setting.

Additionally, a detached garage is accessible from the garden, offering further storage and parking options. Ample parking is available on the large drive, providing convenient and secure spaces for multiple vehicles.

Garage Detached garage with up and over door.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Turn right onto Lancaster road and follow the A6 out of Carnforth heading south towards Bolton Le Sands. Once in the village, carry on until the second set of lights and turn right onto Coastal Road. Go straight on through a set of traffic lights, taking the second left onto The Crescent. Proceed onto Hest Bank Lane,



Bedroom Two



Bedroom Two



Rear Garden



Rear Garden



Rear Garden

taking the fourth right turning and 8 Sunningdale is on your right.

What3Words [///patching.stick.forehand](https://www.what3words.com/patching.stick.forehand)

Accommodation (with approximate dimensions)

Living Room 13' 10" x 11' 01" (4.22m x 3.38m)

Dining Room 12' 04" x 11' 7" (3.76m x 3.53m)

Kitchen 9' 09" x 8' 04" (2.97m x 2.54m)

Bedroom One 11' 01" x 12' 11" (3.38m x 3.94m)

Bedroom Three 7' 05" x 8' 11" (2.26m x 2.72m)

Bedroom Two 8' 08" x 16' 08" (2.64m x 5.08m)

Property Information

Services Mains gas, water and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Lancaster City Council. Tax Band C.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Meet the Team

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Sunningdale Avenue, Hest Bank, Lancaster, LA2

Approximate Area = 1195 sq ft / 111 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 979609

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