



63, South Road,
Bare, Morecambe, LA4 6JP

63, South Road, Bare, Morecambe

The property at a glance **3** **1** **2**

- OFFERED WITH NO CHAIN DELAY
- Beautiful, Bay Fronted Lounge with Log Burner Stove
- Stylish, Open Plan Kitchen Diner & Conservatory to Rear
- Sleek, Contemporary Shower Room
- Sought After Location in Bare - close to Amenities
- Fantastic, South Facing Rear Garden
- Generous Driveway & Detached Garage (12'9 x 8'7)
- Council Tax Band C
- Freehold
- EPC Rating D

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£274,950

Get to know the property



Stunning semi detached family home offering gorgeous interiors with three well proportioned bedrooms, delightful South facing garden, garage and generous driveway!

Having been beautifully modernised throughout, with the kitchen and dining room now being open plan - perfect for the modern family - this property is not one to miss. Upon entrance to the property, the welcoming hallway is presented in neutral tones with stylish carpet stair runner and grey wood effect laminate flooring. As you enter the property the first room you reach is the beautiful, bay fronted lounge with an exposed brick fireplace housing a log burner stove.

At the end of the hallway is the open plan kitchen dining room which offers a range of wall and base units in a sleek grey gloss with white worktops, integrated double oven, gas hob, space for American style fridge freezer and plumbing for washing machine. From the dining area there are patio doors opening to the conservatory - a great space for sitting and relaxing with patio doors in turn opening to the rear garden.

Both the lounge and dining rooms feature classic 1930s semi picture rails and ceiling coving, with the first floor landing also boasting a beautiful stained glass detailed window.

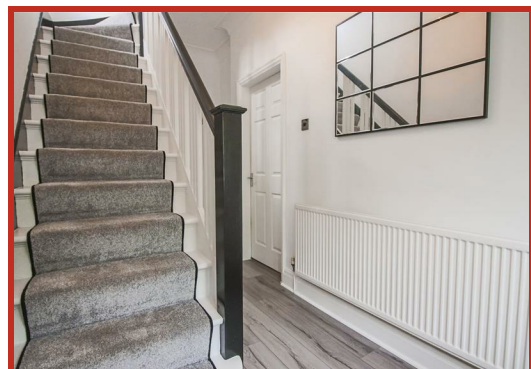
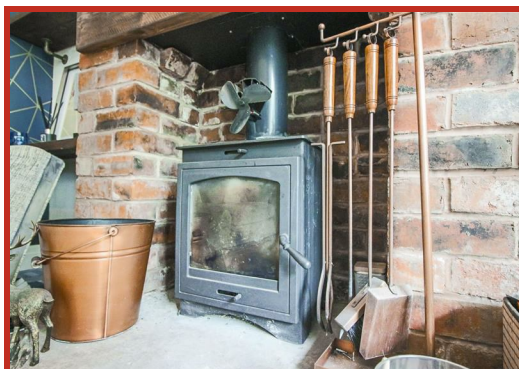
Rooms to the first floor include two double bedrooms, a good size single bedroom and an impressive shower room offering a contemporary three piece suite with double walk in shower enclosure with dual rainfall and handheld shower head, dual flush WC and vanity wash hand basin with marble effect aqua panelling shower splash back and tiled elevations to complement.

Externally, the property is set on a good size plot with ample driveway parking to the front elevation and to the rear, a deceptively large South facing garden with patio area, garage (12'9 x 8'7 with power & light - ideal for an external utility room), immaculately maintained lawn, well stocked flower and shrub borders and a timber decking area with wood store and summer house/work shed.

Located close to Bare Village amenities including shops and post office on Princes Crescent, plus nearby schools. The sea front is also a short distance away with delightful walks along the promenade. Transport links include bus routes and nearby train station plus 'The Bay Gateway' link road which provides swift access to the motorway and areas further afield, including the Lake District.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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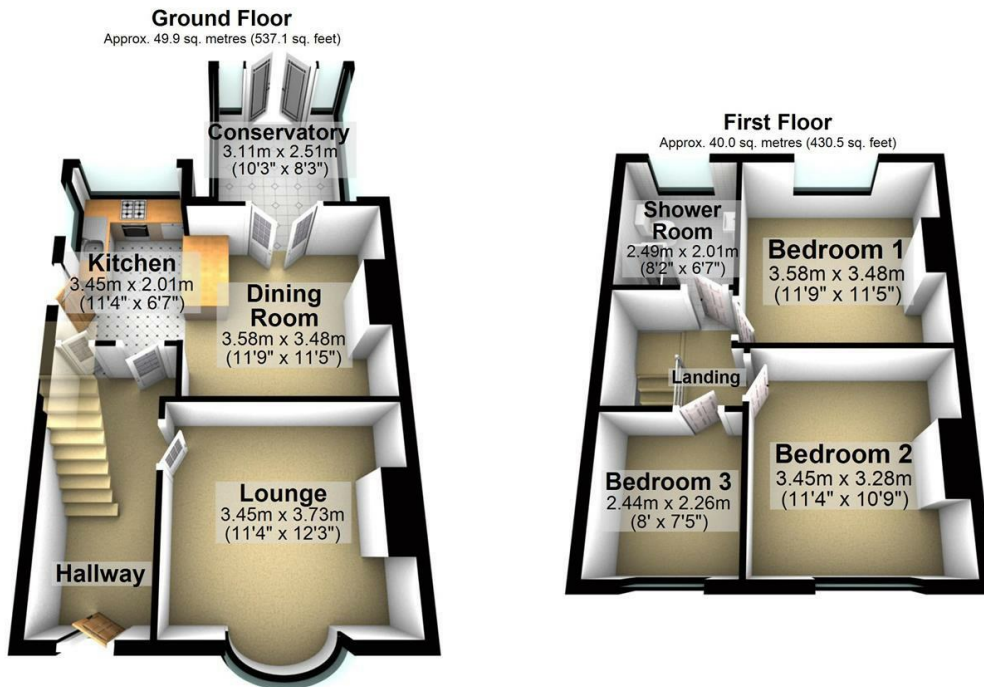
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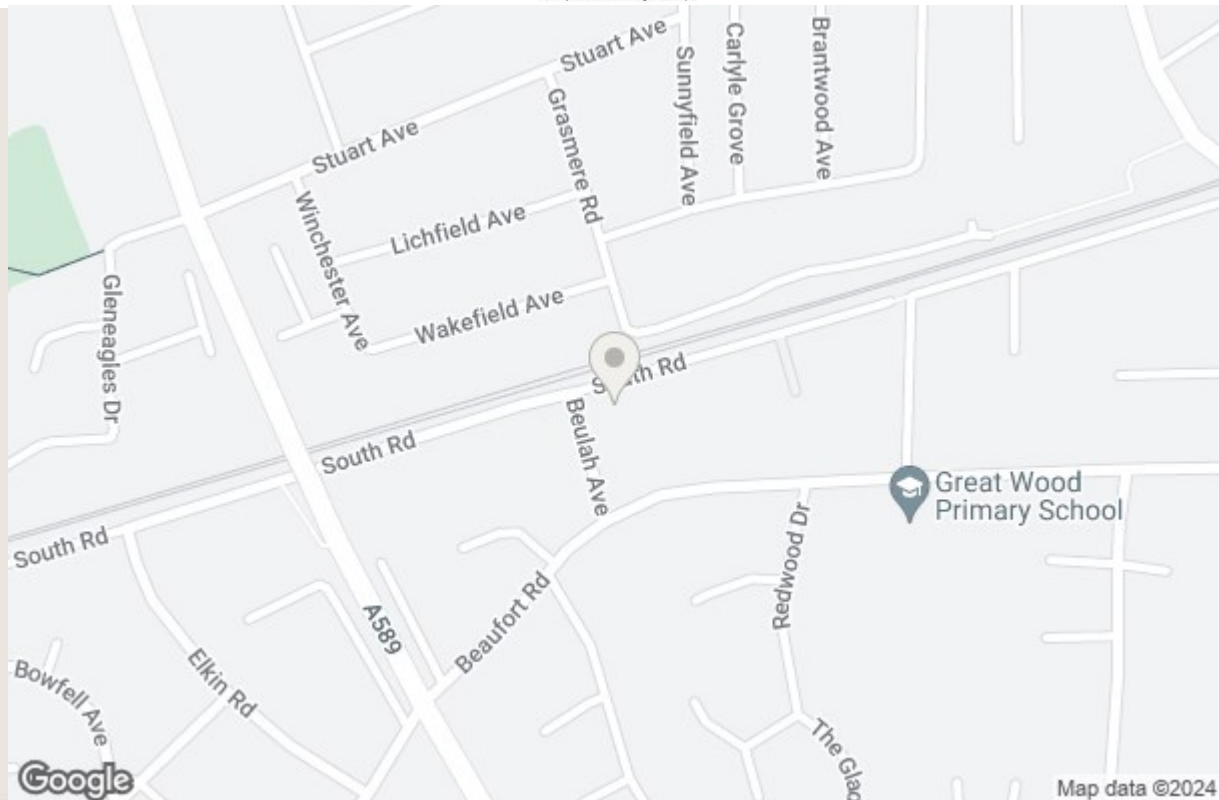
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Take a nosey round



Total area: approx. 89.9 sq. metres (967.7 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>84</p> <p>65</p>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
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