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ESTATE AGENTS

12 Elms Road, Bare,
Morecambe, LA4 6AP

12, Elms Road, Bare, Morecambe

The property at a glance 3 2 2

- Unique Detached Property
- Three Bedrooms Plus Office/Study
- Two Reception Rooms
- Stylish Kitchen Diner
- Bathroom & En-Suite
- Detached Garage & Parking
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band: E
- EPC: D

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01524 889000
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£495,000

Get to know the property

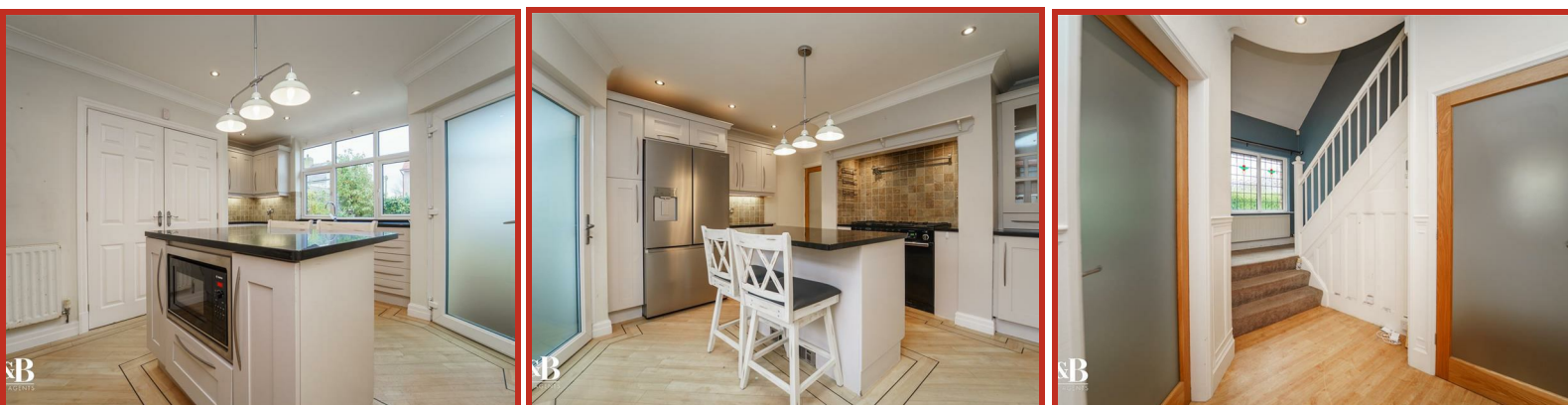


Nestled on Elms Road in the charming area of Bare, Morecambe, this stunning detached property presents an exceptional opportunity for families and individuals alike. With its prime location just a stone's throw from the seafront and in close proximity to local schools, this home is perfectly positioned for both convenience and leisure.

Boasting three spacious bedrooms plus study this residence offers ample space for relaxation and privacy. The two well-appointed reception rooms provide versatile areas for entertaining guests or enjoying quiet family time. The stylish kitchen diner is a highlight of the home, designed to be both functional and inviting, making it the perfect space for culinary enthusiasts and family gatherings.

Outside, the property features a large driveway that can accommodate up to four vehicles, ensuring that parking is never a concern. The lovely rear garden is an ideal retreat for outdoor activities, gardening, or simply unwinding in the fresh air.

This remarkable home is offered with no chain delay, allowing for a smooth and efficient purchase process. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property on Elms Road is not to be missed. Embrace the opportunity to make this delightful house your new home. Offered with no chain delay.





Entrance

UPVC double glazed vestibule.

Vestibule

Wood laminate floor, door to understair storage, door to hall.

Hall

UPVC double glazed window, central heating radiator, coving, wood paneled elevations, spot lighting, wood laminate floor, door to reception rooms 1 & 2, kitchen and stairs to first floor.

Reception Room 1

UPVC double glazed bay window, central heating radiator, coved ceiling, spot lighting, storage cupboard, wood laminate flooring.

Reception Room 2

3 x UPVC double glazed windows, 2 vertical central heating radiators, media wall, integrated fireplace, coved ceiling, spotlighting, wood laminate flooring.

Kitchen

UPVC double glazed window, central heating radiator, ceramic Belfast sink with mixer tap and drain ridges, integrated dishwasher, microwave, separate oven, American style fridge freezer, wall and base units with granite worktops and tiled splash, coved ceiling, wood laminate floor, spotlighting, door to boiler cupboard/ storage and rear porch.

Utility Room

Housing boiler, plumbing for washing machine and space for dryer.

Rear Porch

UPVC double glazed window, tiled floor, door to rear.

Landing

UPVC double glazed window, central heating radiator, door to bedrooms 2 & 3, showeroom and stairs to second floor landing.

Bedroom 1

UPVC double glazed window, central heating radiator, spotlighting, coved ceiling, laminate floor, door to en-suite, walk-in wardrobe (6'8 x 5'5)

En-Suite

UPVC double glazed window, central heating radiator, pedestal wash basin, mixer tap, panelled bath, mixer tap, direct feed shower, wood flooring, spotlighting and coved ceiling.

Bedroom 2

UPVC double glazed window, central heating radiator, integrated storage, integrated wardrobes, coved ceiling, spotlighting.

Shower Room

UPVC double glazed window, central heating radiator, WC, vanity wash basin with mixer tap, direct feed rainfall shower with rinse, spot lighting, coved ceiling, wood laminate floor, door to water tank cupboard.

Landing

Velux window, door to bedroom 3, bedroom 4, storage.

Bedroom 3

3 Velux windows, central heating radiator, integrated storage.

Office/ Study

Velux window, central heating radiator.

External

Driveway providing parking, detached garage and lovely rear garden.

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Ground Floor
Approx. 81.6 sq. metres (877.6 sq. feet)

The Ground Floor plan shows a Kitchen/Diner (4.67m x 4.84m / 15'4" x 15'11") at the top left, a Reception Room (5.40m x 3.98m / 18' x 13'1") at the top right, another Reception Room (5.64m x 3.58m / 18'6" x 11'9") at the bottom left, and a central Hallway with a staircase. The plan includes various doors, windows, and built-in furniture like a kitchen unit and a sofa.

First Floor
Approx. 75.6 sq. metres (813.7 sq. feet)

The First Floor plan features a Shower Room (3.40m x 2.57m / 11'2" x 8'5") at the top left, Bedroom 1 (3.58m x 4.22m / 11'9" x 13'10") at the top right, Bedroom 2 (4.48m x 3.61m / 14'8" x 11'10") at the bottom left, a Walk-in Wardrobe (1.99m x 1.65m / 6'6" x 5'5") and a Bathroom (1.99m x 2.41m / 6'6" x 7'11") at the bottom right, and a central Landing with a staircase. The plan shows doors, windows, and built-in furniture like a wardrobe and a bathtub.

Second Floor
Approx. 74.8 sq. metres (805.2 sq. feet)


The Second Floor plan includes an Office (5.44m x 2.91m / 17'10" x 9'3") at the top left, Bedroom 3 (5.40m x 5.76m / 17'9" x 18'11") at the top right, a Store/Office (4.79m x 3.84m / 15'9" x 12'7") at the bottom left, and a central Landing with a staircase. The plan shows doors, windows, and dashed outlines for furniture like a desk and a bed.



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>		68	77
<p>Not energy efficient - higher running costs</p>			

England & Wales

EU Directive 2002/91/EC



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

England & Wales EU Directive 2010/63/EU